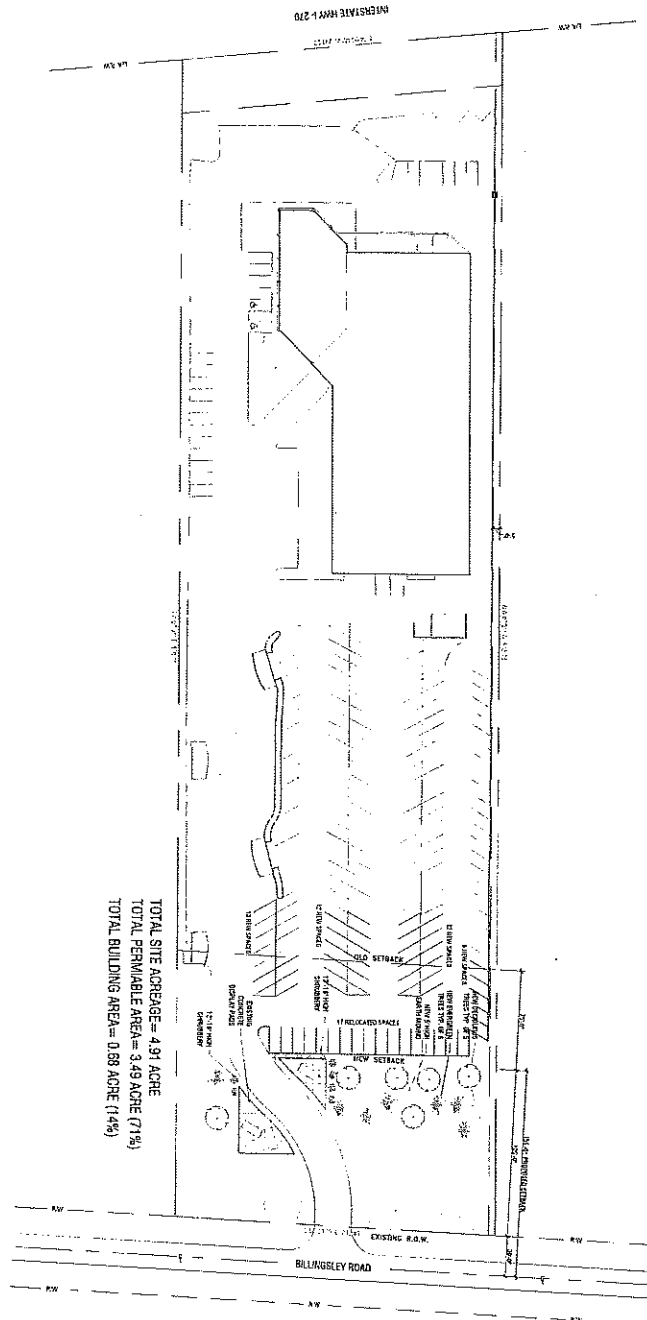


think create da



1" = 20' SITE PLAN

DATE: 01/22/2019
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 1" = 20'
 SHEET: A1.00

BOB BOYD LINCOLN PARKING EXPANSION

[Signature]
 1/22/19

archall
 ARCHITECTURAL ALLIANCE
 1000 N. 10TH ST. SUITE 100
 DENVER, CO 80202

Z18-041 Final Received 1/22/2019

TOTAL SITE ACREAGE = 4.87 ACRE
 TOTAL PERMIABLE AREA = 3.87 ACRE (79%)
 TOTAL BUILDING AREA = 0.54 ACRE (11%)

← A) SITE PLAN

A1.1

NOTES
 CONSTRUCTION

SYMBOL	DESCRIPTION
△	EXISTING TREES
○	NEW TREES
□	EXISTING BUILDING
▭	NEW BUILDING
▭	EXISTING DRIVEWAY
▭	NEW DRIVEWAY
▭	EXISTING PARKING
▭	NEW PARKING
▭	EXISTING SIGN
▭	NEW SIGN
▭	EXISTING FENCE
▭	NEW FENCE
▭	EXISTING LOT
▭	NEW LOT

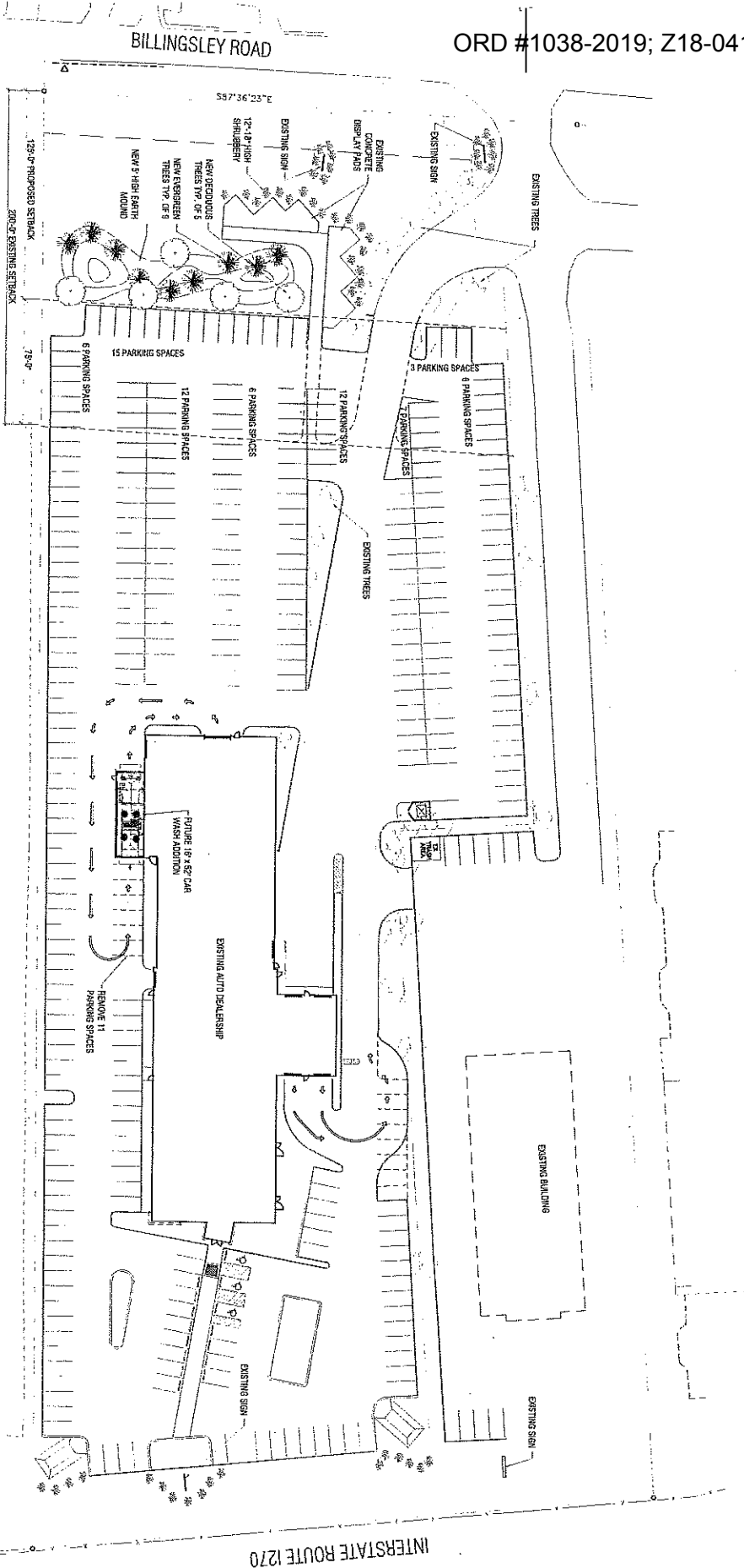
DENNIS HYUNDAI-BOB BOYD

[Signature]
 1/22/19

PARKING

156 EXISTING PARKING SPACES
 127 NEW PARKING SPACES
 383 TOTAL PARKING SPACES

ARCHITECTURAL ALLI
 11/22/19



Z18-041 Final Received 1/22/2019

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 14, 2019**

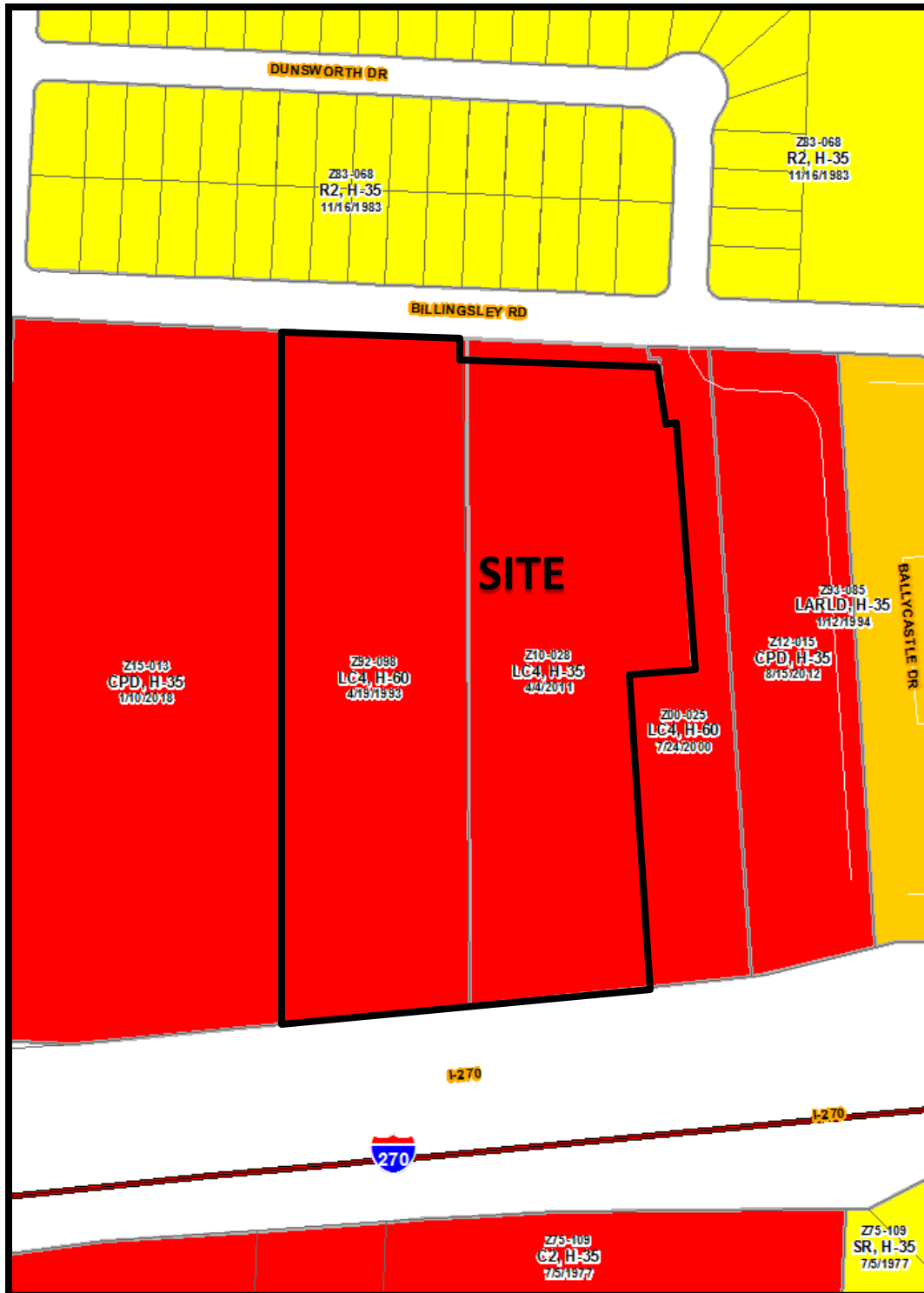
- 8. APPLICATION: Z18-041**
- Location:** **2445 BILLINGSLEY ROAD (43235)**, being 9.81 ± acres located on the south side of Billingsley Road, 2,780± feet east of Sawmill Road (590-144972 and 590-144973; Far Northwest Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District (H-60).
- Proposed Use:** Modify parking setback.
- Applicant(s):** 1948 Holdings, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Bob Boyd Company, et. al.; 2445 Billingsley Road; Columbus, OH 43235.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- The site is developed with two automobile dealerships in the L-C-4, Limited Commercial District. The requested L-C-4, Limited Commercial District will modify the parking setback on Billingsley Road from 200 feet to 100 feet on Parcel #590-144972, and to 125 feet on Parcel #590-144973 feet with increased landscaping.
- To the north across Billingsley Road are single-unit dwellings in the R-2, Residential District. To the east is an auto parts store and maintenance facility in the L-C-4, Limited Commercial District. To the west is an automobile dealership in CPD, Commercial Planned Development District, and to the south is I-270.
- The site is located within the boundaries of the *Northwest Plan* (2016), which recommends “Commercial” land uses at this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation is for approval of the requested CPD district.
- The limitation text commits to a site plan, permitted uses, setback and landscaping commitments, and contains provisions for increased landscaping and screening along Billingsley Road, lighting controls, delivery and refuse service restrictions, and outdoor speaker prohibitions.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District would permit existing automobile dealerships to have additional retail display area and parking, while preserving minimum 100 foot and 125 foot landscaped parking setbacks. In consideration of the nearby residential development, the limitation text contains provisions for increased landscaping and screening along Billingsley Road, lighting controls, delivery and refuse service restrictions, and outdoor speaker prohibitions. Staff believes the proposal to be adequate in consideration of the residential properties to the north, and is unlikely to support any greater setback reductions for dealerships in this vicinity as long as the north side of Billingsley Road is developed with residential uses.



Z18-041
2445 Billingsley Road
Approximately 9.88 acres
From L-C-4 to L-C-4

Z18-041
2445 Billingsley Road
Approximately 9.88 acres
From L-C-4 to L-C-4



Z18-041
2445 Billingsley Road
Approximately 9.88 acres
From L-C-4 to L-C-4

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z18-041

Address 2445 BILLINGSLEY ROAD

Group Name FAR NORTHWEST COALITION

Meeting Date DECEMBER 18, 2018

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit


Recommendation ☒ Approval

(Check only one) ☐ Disapproval

NOTES:

BASED ON REVISIONS TO THE APPLICATION TEXT AND SITE PLAN
INCORPORATING RESIDENTS' REQUESTS, THE FAR NORTHWEST COALITION
RECOMMENDS APPROVAL.

Vote 4-0

Signature of Authorized Representative 

Recommending Group Title PRESIDENT

Daytime Phone Number 202-631-3370

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDINGS
AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: 218-041

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) 37 West 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. 1948 Holdings Inc. 2900 Morse Road Columbus, OH 43231 Keith Dennis 614-889-2441 300 Columbus based employees	2. Bob Boyd Company 2445 Billingsley Road Columbus, OH 43235 William Dawes 888-212-9519 50 Columbus based employees
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 1st day of April, in the year 2019

SIGNATURE OF NOTARY PUBLIC



Natalie G. Timmons
Notary Public, State of Ohio
My Commission Expires 09-04-2020

Disclosure Statement expires six months after date of notarization.

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