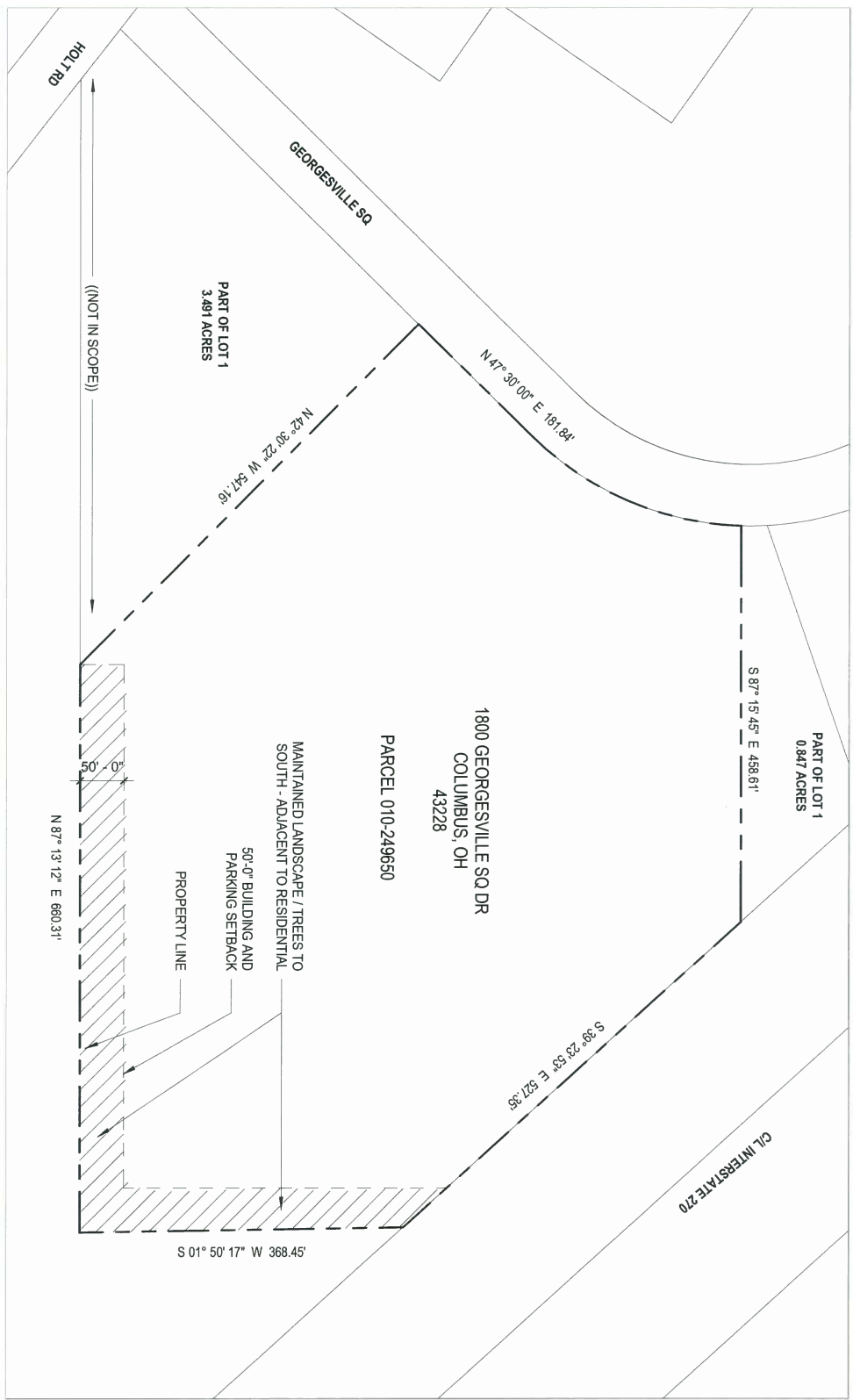


2019 NOV 14  
LANDSCAPE SITE PLAN

**AUTO BOUTIQUE**  
1800 GEORGEVILLE SQ DR COLUMBUS OHIO 43228

**SK1**  
LANDSCAPE SITE PLAN



*11/14/19*  
*Josh Pan*

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

- 2. APPLICATION: Z19-065**
- Location:** **1800 GEORGESVILLE SQUARE DR. (43228)**, being 13.6± acres located on the east side of Georgesville Square Drive, 540± feet east of Holt Road (010-249650; Westland Area Commission).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District (H-60).
- Proposed Use:** Automobile sales.
- Applicant(s):** Auto Boutique Limited; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Realty Income Corporation; 11995 El Camino Real; San Diego, CA 92130.
- Planner:** Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

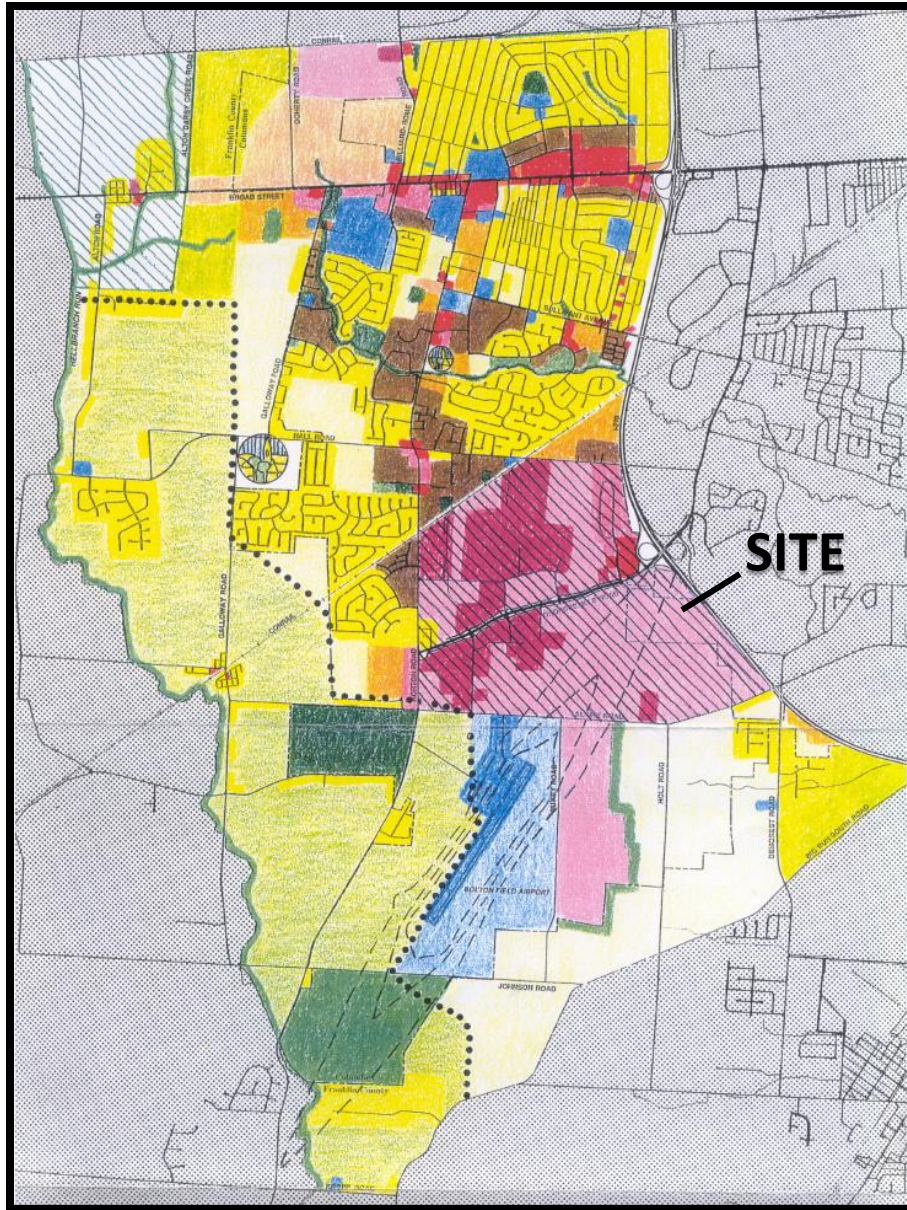
**BACKGROUND:**

- The site is developed with a former movie theatre in the L-C-4, Limited Commercial District. The applicant is requesting the L-C-4, Limited Commercial District to update the development standards in the limitation text and to permit automobile sales.
- To the north and west of the site are commercial developments in the L-C-4, Limited Commercial, and CPD, Commercial Planned Development districts, respectively. To the south of the site is a multi-unit residential development in the L-AR-12, Limited Apartment Residential district. To the east, across Interstate 270, are single-unit dwellings in the R-2, Residential district.
- The site is within the boundaries of the *Westland Area Plan* (1994), which recommends “Industrial/Manufacturing” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines. C2P2 recommends that existing landscaping be preserved and integrated into site design where feasible and discourage some types of signs, including excessively large signs.
- The site is located within the boundaries of the Westland Area Commission, whose recommendation is for approval. However, Staff had not received the recommendation form at the time this report was finalized.
- The limitation text includes development standards addressing landscaping and graphics provisions.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-C-4, Limited Commercial District will allow a commercial development that contains compatible development standards of adjacent commercial developments. While the *Westland Area Plan* recommends "Industrial/Manufacturing" uses for the site and that development be located within an industrial/office district, Staff recognizes that the site has existing permissions for commercial uses. Additionally, in collaboration with the Planning Division, the applicant has incorporated the C2P2 Design Guideline recommendations into the limitation text.

L-C-4 to L-C-4



PROPOSED LAND USE

Existing	Proposed	
Agricultural / Very low density residential	Agricultural / Very low density residential	Columbus corporate boundary
Low density residential 1-2 units per acre	Low density residential 1-2 units per acre	Sewer facilities planning area
Residential 3-5 units per acre	Residential 3-5 units per acre	Bolton Field noise contours
High density residential 6 units per acre +	High density residential 6 units per acre +	Environmental Conservation District
Commercial	Commercial	Industrial/Office District
Office	Office	Village Center
Industrial/Manufacturing	Industrial/Manufacturing	
Open space/ Park/ Buffer	Open space/ Park/ Buffer	



THE  
WESTLAND  
PLAN

Z19-065  
1800 Georgesville Square Dr.  
Approximately 13.6 acres  
L-C-4 to L-C-4





Z19-065  
1800 Georgesville Square Dr.  
Approximately 13.6 acres  
L-C-4 to L-C-4

**Standardized Recommendation Form**

111 North Front Street, Columbus, Ohio 43215

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

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

(PLEASE PRINT)

Case Number:

Z19-065

Address:

1800 Georgesville Square Drive

Group Name:

Westland Area Commission

Meeting Date:

October 16, 2019

Specify Case Type:

- ☐ BZA Variance / Special Permit  
☐ Council Variance  
☒ Rezoning  
☐ Graphics Variance / Plan / Special Permit

Recommendation:

(Check only one and list basis  
for recommendation below)

- ☒ Approval  
☐ Disapproval

**NOTES:**

Vote:

8-2-1

Signature of Authorized Representative:

Michael J. Hall  
SIGNATURE

Chairman, Zoning Committee  
RECOMMENDING GROUP TITLE

614-745-5452  
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St., Columbus, OH 43215.

## Rezoning Application

111 North Front Street, Columbus, OH 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 # Z19-065STATE OF OHIO  
COUNTY OF FRANKLINBeing first duly cautioned and sworn (NAME) Jeffrey L. Brownof (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 number1. **Auto Boutique Limited**  
901 North Wilson Road  
Columbus, OH 43204  
Alex Levitskiy - 614-495-6367  
27 Columbus based employees2. **Realty Income Corporation**  
Attn: Legal Department  
11995 El Camino Real  
San Diego, CA 92130  
858-284-5000  
No Columbus based employees

3.

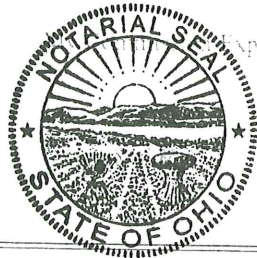
4.

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12<sup>th</sup> day of August in the year 2019

SIGNATURE OF NOTARY PUBLIC

Natalie C. 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.