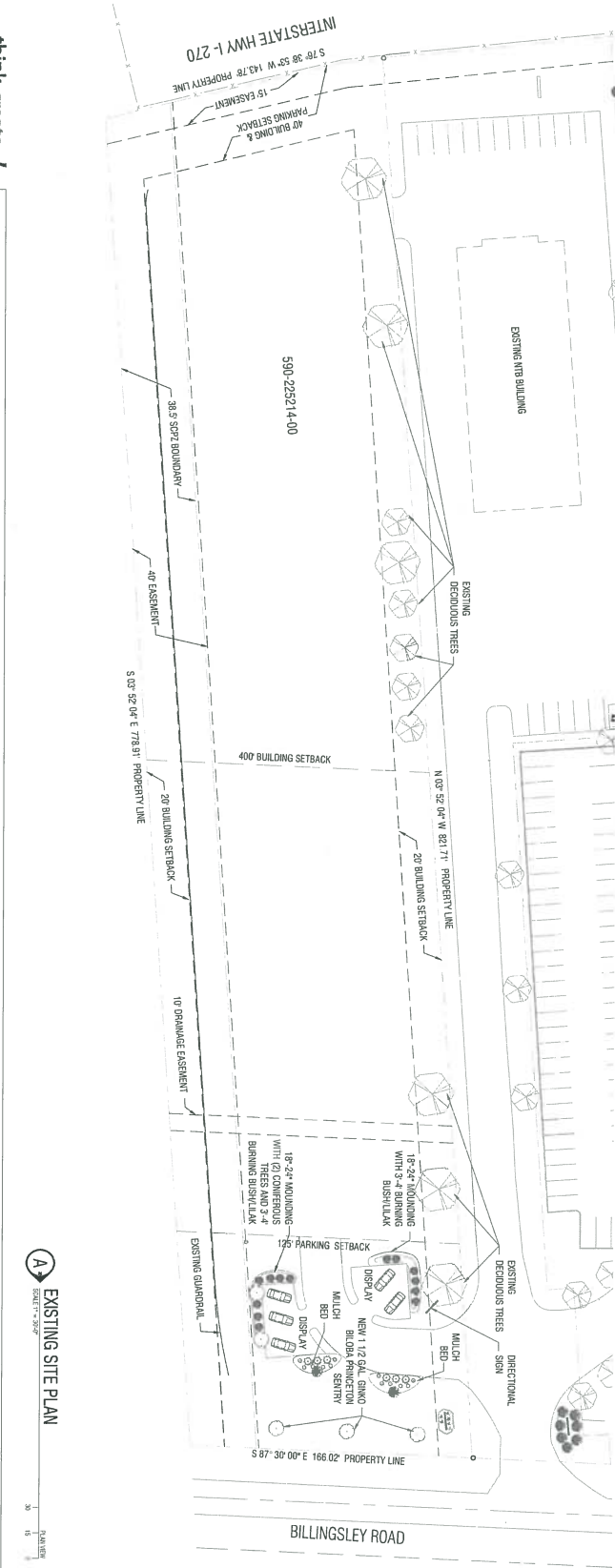


Apply for
May 1, 2020
CPD set plan

think create. *da.*



(A) EXISTING SITE PLAN
SCALE: 1" = 20'-0"

PROJECT TITLE: **EXISTING SITE PLAN**
SHEET NUMBER: **A1.01**
PROJECT NUMBER: **A110031**

SITE PLAN
2435 Billingsley Road, Columbus, OH 43235

SYMBOL	DESCRIPTION
[Symbol]	EXISTING BUILDING
[Symbol]	EXISTING DRIVEWAY
[Symbol]	EXISTING PARKING
[Symbol]	EXISTING TREES
[Symbol]	EXISTING FENCE
[Symbol]	EXISTING EASEMENT
[Symbol]	EXISTING SETBACK
[Symbol]	EXISTING CURB
[Symbol]	EXISTING SIDEWALK
[Symbol]	EXISTING STREET
[Symbol]	EXISTING LOT
[Symbol]	EXISTING ZONE
[Symbol]	EXISTING DISTRICT
[Symbol]	EXISTING CITY
[Symbol]	EXISTING STATE
[Symbol]	EXISTING COUNTRY



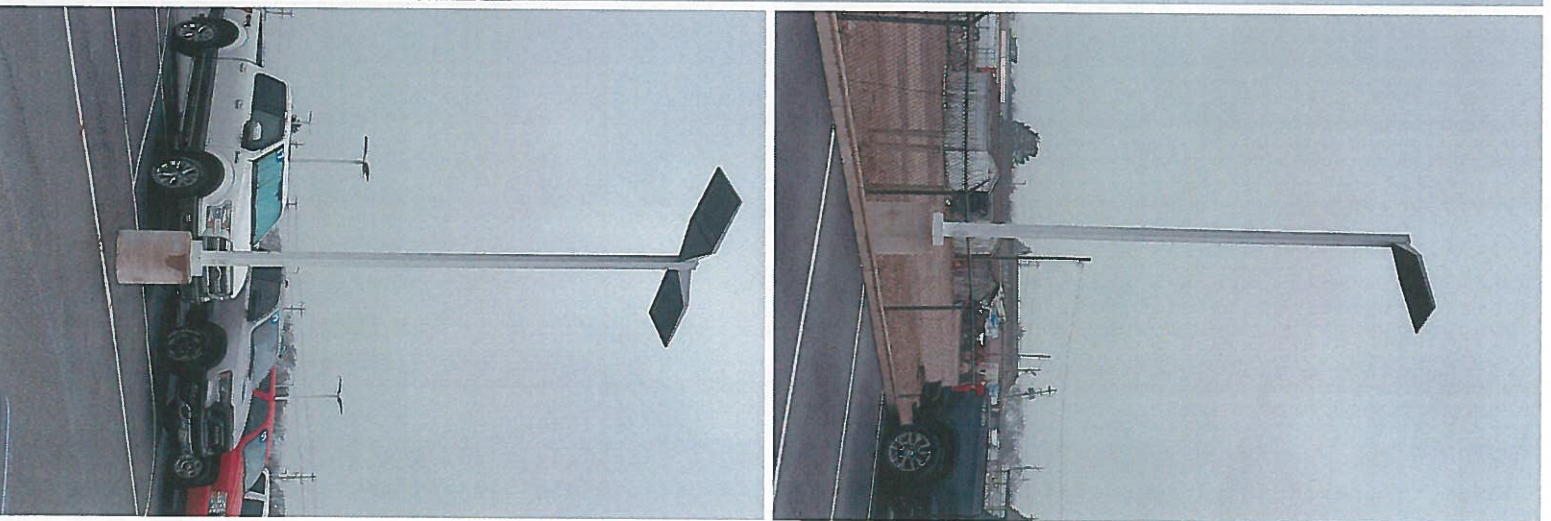
archall
ARCHITECTURAL ALLIANCE
1000 N. 10TH AVE. SUITE 100
COLUMBUS, OH 43261



RENIER
CONSTRUCTION
2000 N. 10TH AVE. SUITE 100
COLUMBUS, OH 43261



Z20-012; Final Received 5/23/20



Ex A

John
May 1
2020

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 14, 2020**

- 4. APPLICATION: Z20-012**
Location: **2435 BILLINGSLEY RD. (43235)**, being 3.04± acres located on the south side of Billingsley Road, 3,080± feet east of Sawmill Road (590-225214; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned Development District (H-35)
Proposed Use: Commercial building expansion.
Applicant(s): Byers Realty LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

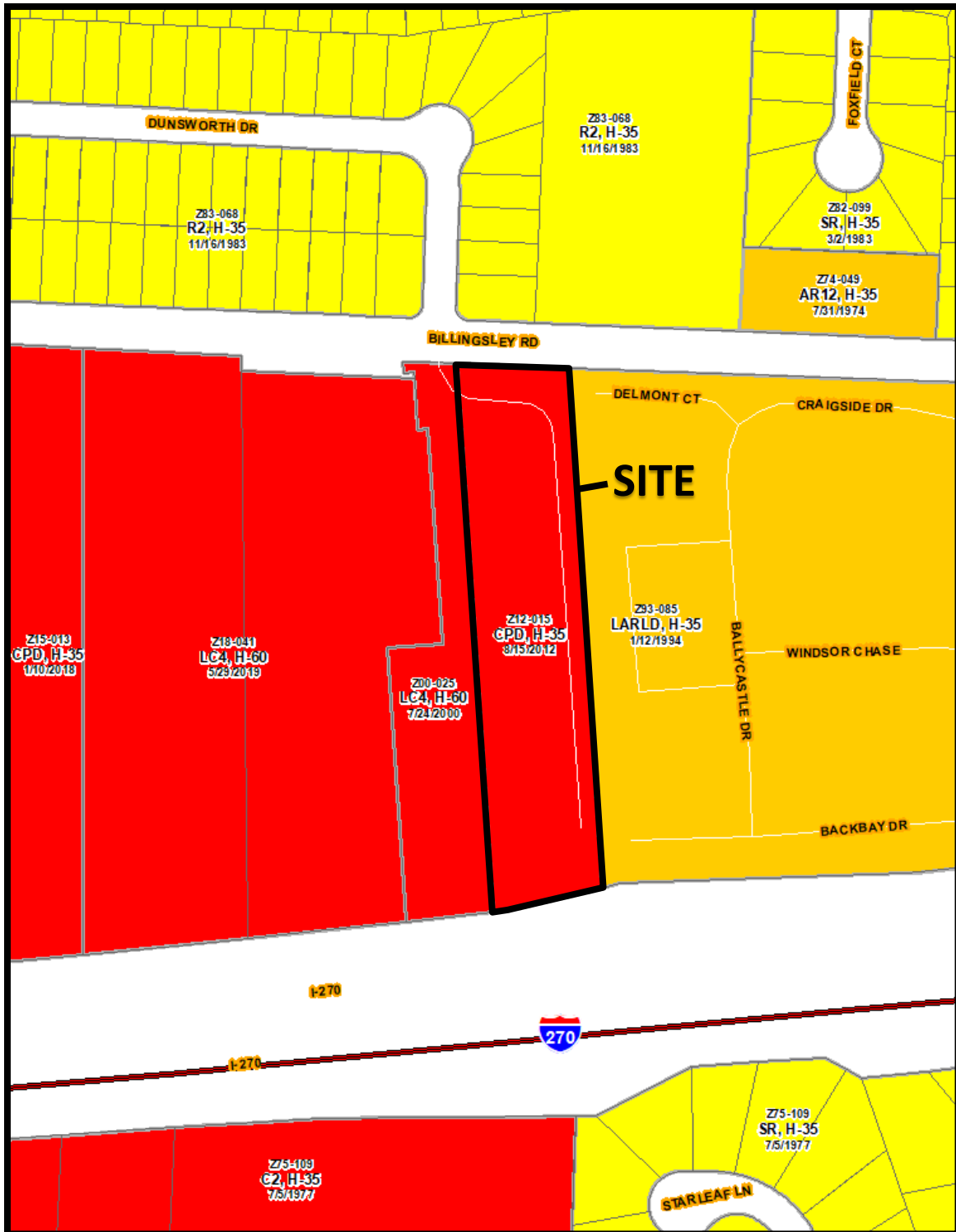
BACKGROUND:

- The site is developed with a vacant commercial building in the CPD, Commercial Planned Development District. Ordinance #1451-2012 (Z12-015) was approved for this site and included automobile sales with a commitment to a site plan. The applicant proposes a building expansion for a used automobile sales facility with a reduced parking setback. The applicant is requesting the CPD, Commercial Planned Development District to update the existing site plan and development text.
- To the north across Billingsley Road are single-unit dwellings in the R-2, Residential District. To the east is a multi-unit residential development in the L-ARLD, Limited Apartment Residential District. To the west is an auto parts store and maintenance facility in the L-C-4, Limited Commercial District, and to the south is I-270.
- The site is located within the boundaries of *The Northwest Plan* (2016), which recommends “Community Commercial” land uses for this location.
- The site is located within the boundaries of the Far Northwest Coalition, whose recommendation had not been received at the time this report was finalized.
- The development text commits to a site plan and C-4, Commercial District uses with several use restrictions, and includes provisions for setbacks, access, buffering and landscaping, outdoor display areas, and graphics commitments.

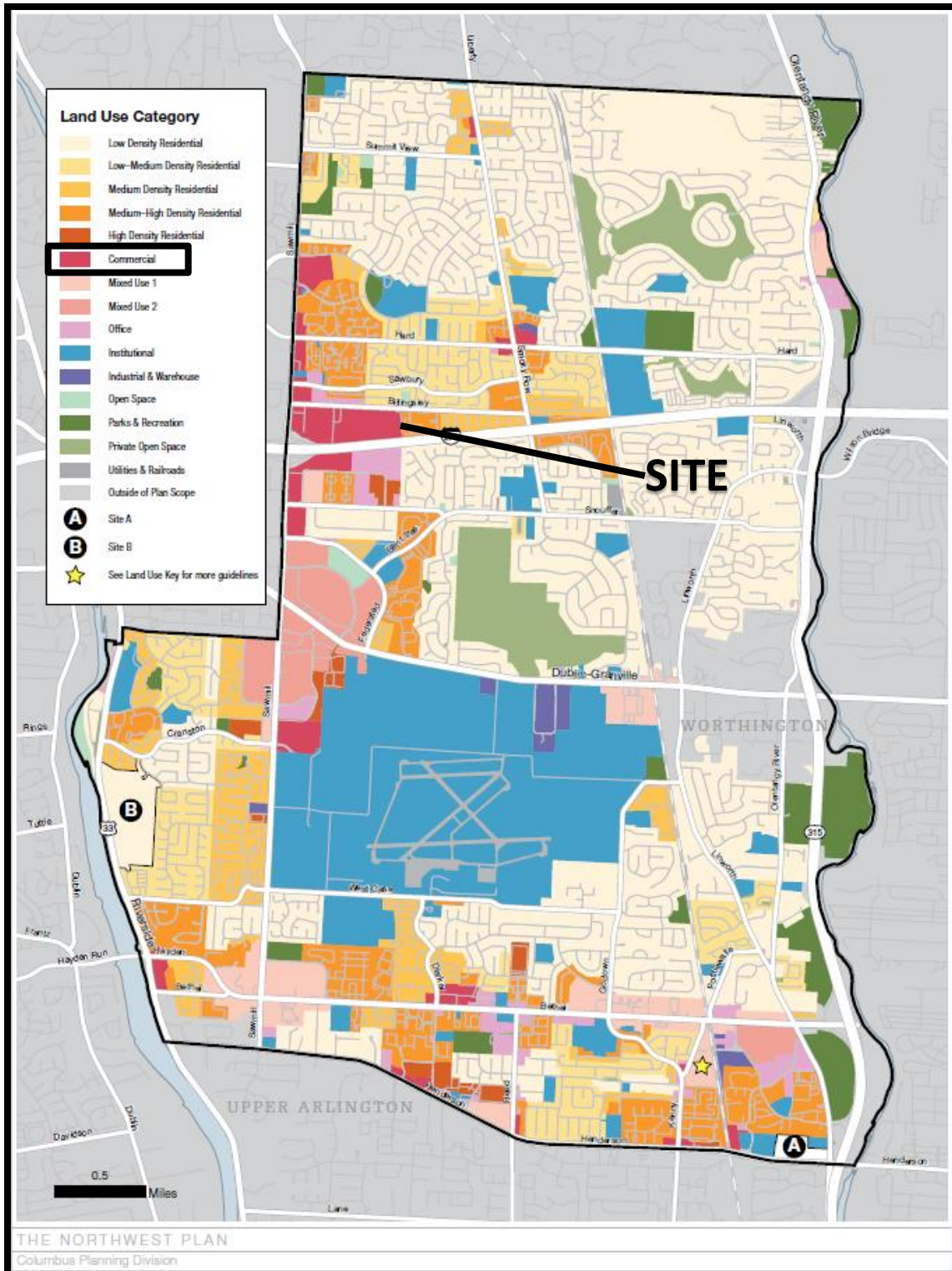
CITY DEPARTMENTS’ RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow a used automobile sales facility development with a reduced parking setback that is compatible with the development standards of adjacent commercial developments. In consideration of the nearby residential development, the CPD text contains provisions for increased landscaping and

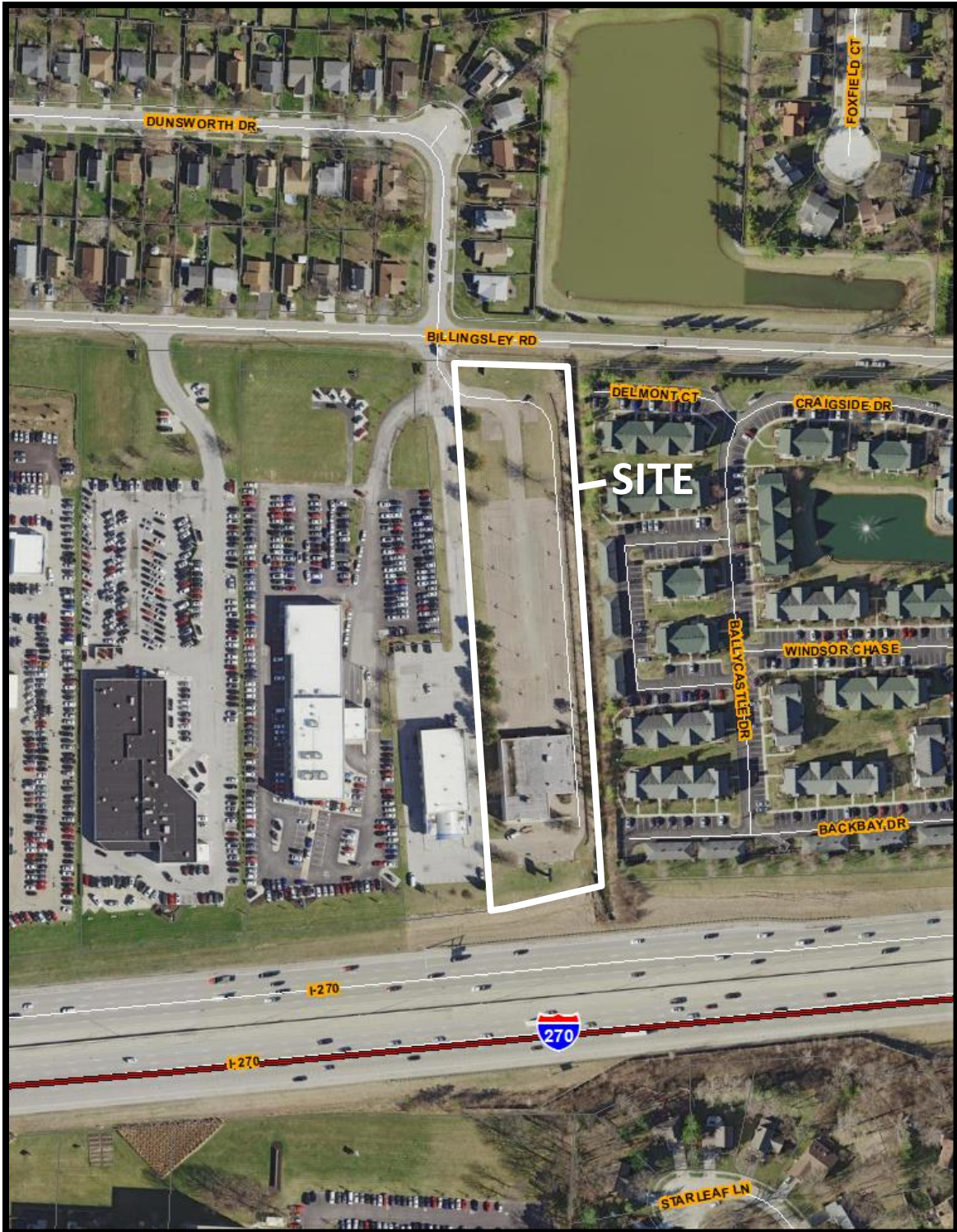
screening along Billingsley Road and lighting controls, while prohibiting billboards and off-premise graphics. Additionally, the proposal is consistent with the land use recommendations of *The Northwest Plan*.



Z20-012
2435 Billingsley Rd.
Approximately 3.04 acres
CPD to CPD



Z20-012
2435 Billingsley Rd.
Approximately 3.04 acres
CPD to CPD



Z20-012
2435 Billingsley Rd.
Approximately 3.04 acres
CPD to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number:

Z20-012

Address:

2435 BILLINGSLEY ROAD

Group Name:

FAR NORTHWEST COALITION OF COLUMBUS

Meeting Date:

APRIL 28, 2020

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

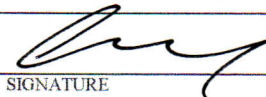
NOTES:

THE FNWC BOARD RECOMMENDS APPROVAL CONTINGENT UPON REVISIONS TO THE APPLICATION THAT REFLECT RESIDENTS' REQUESTS, INCLUDING BUT NOT LIMITED TO: ADDED MOUNDING BEHIND THE CAR DISPLAY PLATFORMS, DIMMED LIGHTING AFTER BUSINESS HOURS, INCREASED BUILDING SETBACK TO 400 FEET, AND LIMITED DELIVERY TIMES ON THE WEEKEND.

Vote:

4 TO APPROVE - 1 TO DISAPPROVE

Signature of Authorized Representative:



SIGNATURE

PRESIDENT

RECOMMENDING GROUP TITLE

202-631-3370

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.

Priebe, Kelsey R.

From: Priebe, Kelsey R.
Sent: Wednesday, May 13, 2020 8:49 PM
To: Priebe, Kelsey R.
Subject: RE: Z20-012 - 2435 Billingsley Road - FNWC Recommendation

From: Far Northwest Coalition [mailto:farnorthwestcolumbus@gmail.com]
Sent: Wednesday, May 13, 2020 1:24 PM
To: Priebe, Kelsey R. <KRPriebe@columbus.gov>
Cc: Jeff Brown <JLBrown@smithandhale.com>
Subject: Re: Z20-012 - 2435 Billingsley Road - FNWC Recommendation

Hello Kelsey,

The FNWC recommendation is for approval with the conditions met per the most recent site plan.

I hope this helps,

Aaron

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 #:

220-012

STATE OF OHIO
COUNTY OF FRANKLIN

Being 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. Byers Realty LLC 427 South Hamilton Road Columbus, OH 43213 Jay DuRivage 614-228-1551 558 number of Columbus based employees	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 28th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

This Project Disclosure Statement expires six months after

 Jackson B. Reynolds, III, Attorney At Law
 NOTARY PUBLIC - STATE OF OHIO
 My commission has no expiration date
 Sec. 147.03 R.C.

Notary Seal Here

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