

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 10, 2014**

- 7. APPLICATION: Z14-020 (14335-00000-00268)**
Location: **2539 BILLINGSLEY ROAD (43235)**, being 10.1± acres located on the south side of Billingsley Road, 1,700± feet east of Sawmill Road (590-104514; Far Northwest Coalition).
Existing Zoning: L-C-4, Limited Commercial District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Expansion of parking lot and building of automobile dealership.
Applicant(s): 2539 Billingsley Road LLC; c/o Jeffrey L. Brown, Attorney; Smith & Hale LLC; 37 W. Broad Street, Suite 460; Columbus, OH 43215.
Property Owner(s): The Applicant
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

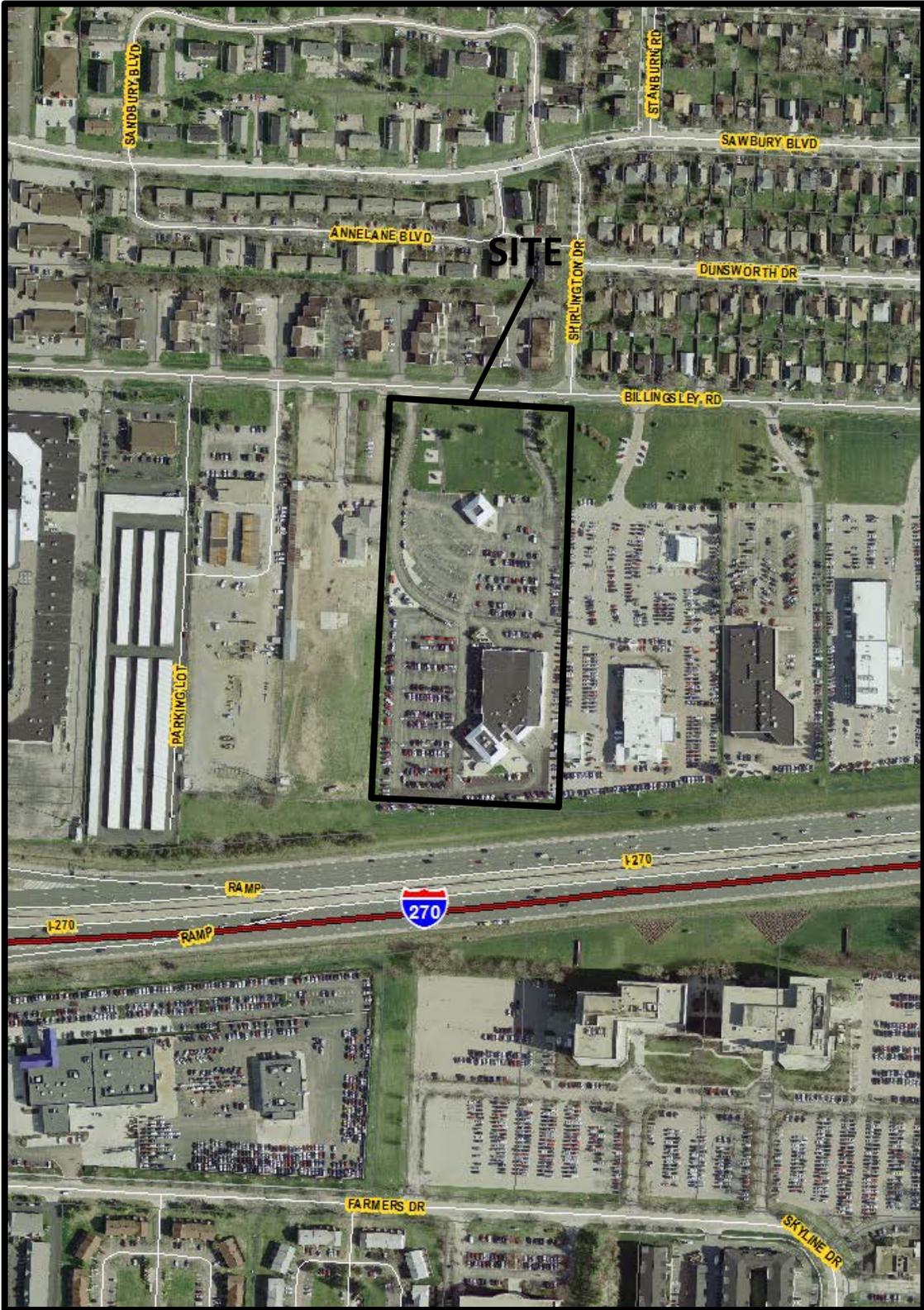
- The 10.1± acre site is developed with an automobile dealership and zoned in the L-C-4, Limited Commercial District. The applicant requests the CPD, Commercial Planned Development District to permit the parking area to expand into the 200' parking setback off of Billingsley Road and to add a car wash within the 400' building setback from Billingsley Road. The proposal also includes one variance to maneuvering requirements, to permit stacked parking spaces.
- Surrounding the site are offices to the north in the C-2, Commercial District. To the east is a car dealership in the CPD, Commercial Planned Development District and to the west is a vacant industrial site in the L-C-4, Limited Commercial District. To the south of the site is I-270.
- The site is located within the planning area of the *Northwest Plan (2007)*, but the plan provides no specific recommendations for this 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 written.
- The L-C-4 text includes development standards for building and parking setbacks, building height, access and commits to a site plan.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow limited commercial development, and the applicant intends to expand the existing parking area and add a car wash to the site. Staff supports the intended use of the property, as the request is consistent with the zoning and development patterns of the area.



Z14-020
 2539 Billingsley Road
 Approximately 10.1 acres
 From L-C-4 to CPD



Z14-020
2539 Billingsley Road
Approximately 10.1 acres
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TEXT

PROPOSED DISTRICTS: CPD Commercial Planned Development

PROPERTY ADDRESS: 2539 Billingsley Road

OWNER: 2539 Billingsley Road LLC

APPLICANT: 2539 Billingsley Road LLC

DATE OF TEXT: 5/27/14

APPLICATION: Z14-020

1. **INTRODUCTION:** The site is on the south side of Billingsley Road east of Sawmill Road. The site contains an automobile dealership. The business wants to expand its parking area and add a car wash for its customers.

2. **PERMITTED USES:** Permitted uses: automobile sale, leasing and rentals, automotive maintenance and repair. Used cars may be sold only in connection with new automobile sales.

3. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the written text, the applicable development standards are contained in Chapter 3356 C-4, Commercial District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. The building and parking setback from I-270 shall be forty feet.
2. The building and parking setback from the east and west property line shall be five feet. Exception: if the property to the west is developed with an automobile dealership, then there shall be no setback requirement for building or parking along the west property line.
3. The parking setback from Billingsley Road is shown on the submitted site plan. Three display pads may be located within the parking setback area.
4. The building setback from Billingsley Road shall be 400 feet except that two buildings (one of the buildings may straddle the 400 foot building setback line) may be located between 200 and 400 feet from Billingsley Road. These two buildings shall not be used for repair work and the total square footage of the two buildings shall not exceed 10,000 sq. ft.
5. The maximum height for buildings shall be 35 feet within 300 feet of Billingsley Road.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. The site has two access points to Billingsley Road.
2. If the Department of Public Service determines that traffic safety is adversely affected due to the widening of Billingsley Road and the traffic movements associated with the east access point to Billingsley Road, then the east access point to Billingsley Road shall be restricted to exit only turning movements.
3. Maneuvering area for parking spaces may be eliminated to permit stacked spaces.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. The frontage along Billingsley Road shall be landscaped as shown on the submitted site plan.

D. Building Design and/or Interior-Exterior Treatment Commitments

1. No outside speakers shall be permitted.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

Graphics shall be in conformance with Article 15 of the Columbus Graphics Code as it applies to the C-4 Commercial District and except that no off premise nor billboards shall be permitted. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. Utilities: All utility lines for the development shall be installed underground.

2. CPD Criteria

a) Natural Environmental

The site is developed with an automobile dealership.

b) Existing Land Use

Automobile dealership.

c) Transportation and Circulation

The site shall have access to Billingsley Road.

d) Visual Form of the Environment

The proposed development will be compatible to the existing development of the site.

e) View and Visibility

The existing curbcuts provide appropriate visibility for the motorists along Billingsley Road.

f) Proposed Development

Commercial

g) Behavior Pattern

Existing development and traffic patterns will not change with the proposed additional development.

h) Emission

The proposed development will not have an adverse effect on light, sounds, smell and dust levels.

3. Site Plan

The Subject Site shall be developed in accordance with the site plan. The site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services or his or her designee upon submission of the appropriate data regarding the proposed adjustment.

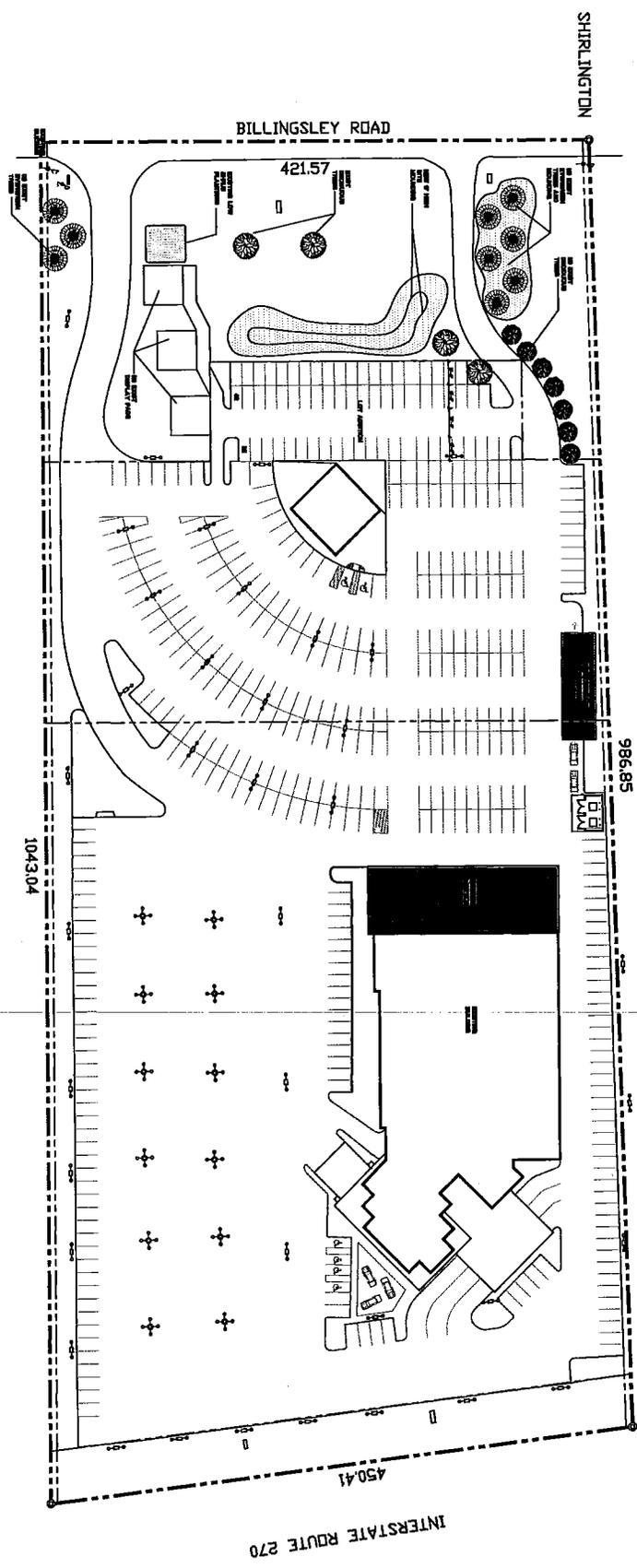
4. Variance

Section 3312.25 Maneuvering: to permit stacked parking spaces.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

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214-070





SITPLAN

 7-8-07

ARCHITECTURAL ALLIANCE

 2539 BILLINGSLEY ROAD, COLUMBUS, OH 43235

 614.851

 1.01

OGDEN

 525 FARMINGTON, CANTON, OH 44705

 330.282

- ▲ 1' - 1" SCALE
- ▲ 2' - 1" SCALE
- ▲ 3' - 1" SCALE
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- ▲ 19' - 1" SCALE
- ▲ 20' - 1" SCALE

NOT FOR CONSTRUCTION

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Dan TOBIN

 BUICK / GMC

 2539 BILLINGSLEY ROAD COLUMBUS, OH 43235