

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

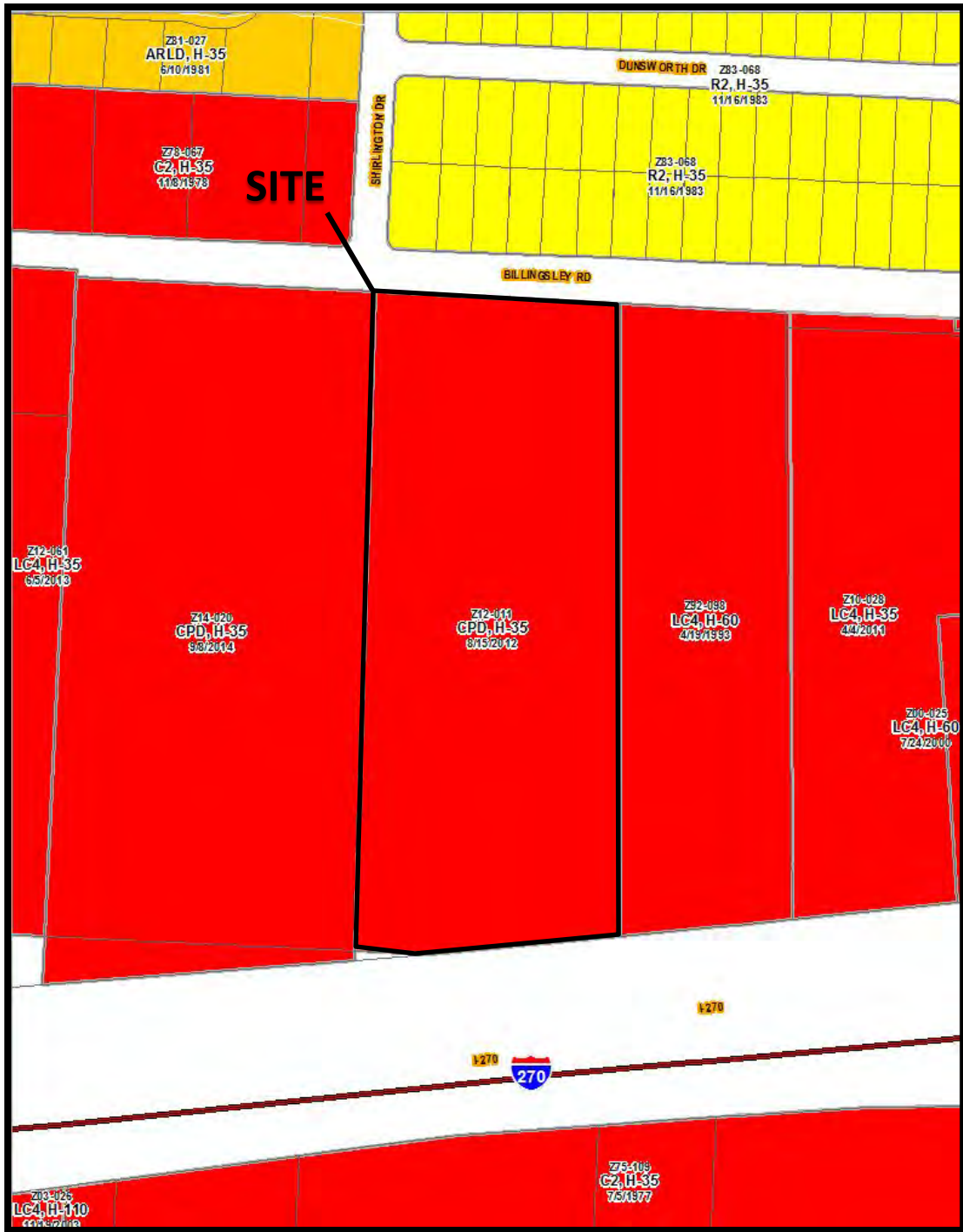
- 5. APPLICATION: Z15-013**
Location: **2455 BILLINGSLEY ROAD (43235)**, being 8.0± acres located on the south side of Billingsley Road, 500± feet west of Dunsworth Drive (590-144971; Far Northwest Coalition).
Existing Zoning: CPD, Commercial Planned Development District.
Request: CPD, Commercial Planned 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

BACKGROUND:

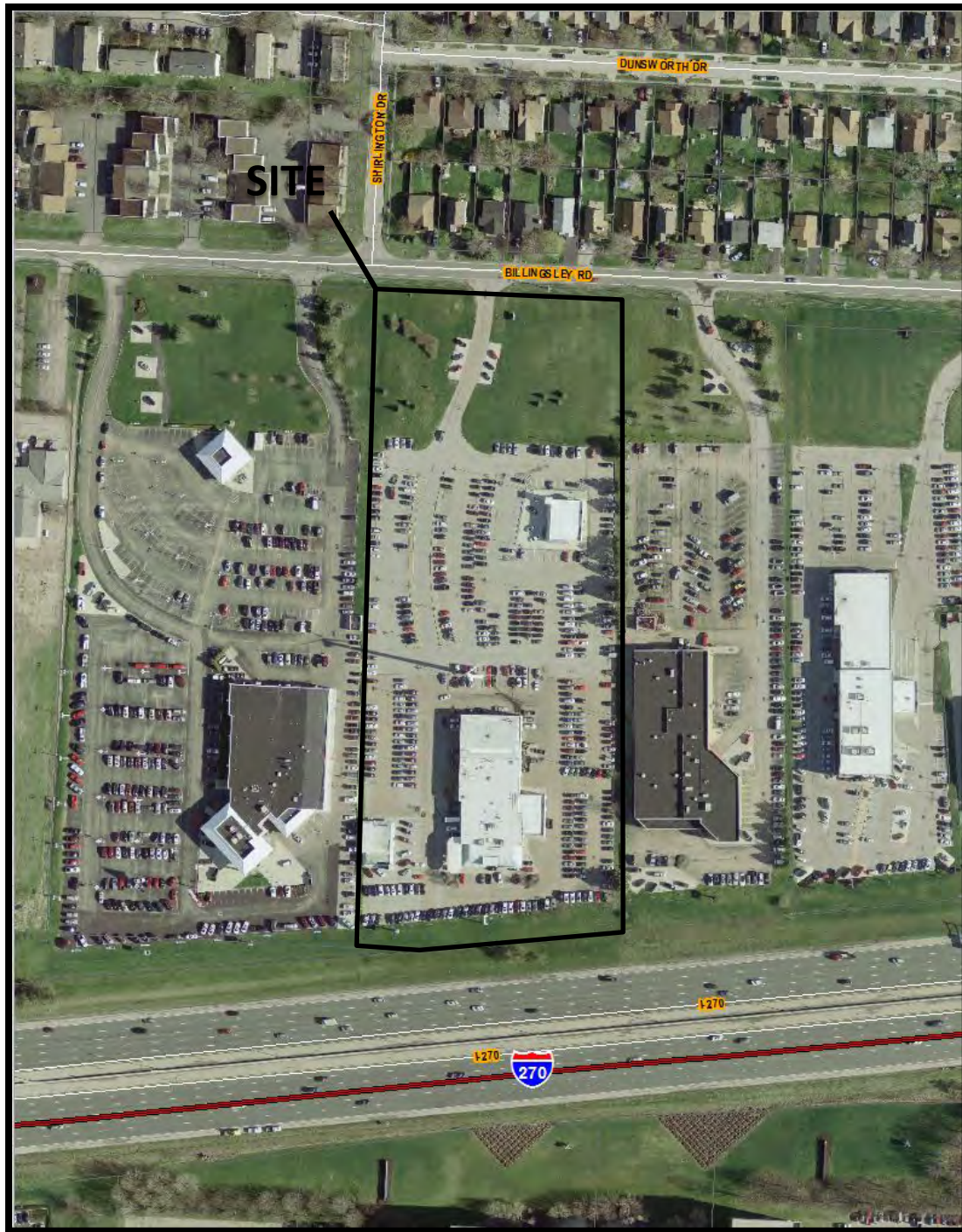
- The site is developed with an automobile dealership zoned in the CPD, Commercial Planned Development District. The applicant proposes the CPD, Commercial Planned Development District to permit additional parking and retail display area closer to Billingsley Road.
- The site is bordered by automobile 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.



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



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

COMMERCIAL PLANNED DEVELOPMENT TEXT

PROPOSED DISTRICT: CPD Commercial Planned Development
PROPERTY ADDRESS: 2455 Billingsley Road, Columbus, Ohio 43235
OWNER: Byers Realty LLC
APPLICANT: Same as owner
DATE OF TEXT: 5/18/15
APPLICATION NUMBER: Z15-013

1. INTRODUCTION: The subject property consists of approximately 8 acres on the south side of Billingsley Road, east of Sawmill Road. The site is currently being utilized as an automobile dealership. To the west and to the east are automobile dealerships, and to the north are single family houses across from Billingsley Road.

The proposed adjustment to the existing zoning is to permit additional parking along Billingsley Road consistent with what City Council has approved for a similar development to the west.

2. PERMITTED USES: Automobile and truck sales, rentals, leasing and servicing shall be permitted. Used vehicles can only be sold in connection with new vehicle sales.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in the submitted site plan or in the written text, the applicable development standards shall be those contained in Chapter 3356, C-4, Commercial District, of the Columbus City Code.

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

1. A 40-foot setback for all buildings and parking areas shall be established along and adjacent to I-270. The western and eastern side yards shall be 5 feet for the buildings and parking areas.

2. A 80-foot setback for all parking areas (except for outdoor display areas which have a minimum setback of 60 feet) shall be established along and adjacent to Billingsley Road. In an area which is between 200 feet and 400 feet from Billingsley Road, a total of 7,000 square foot of building area may be constructed. This square footage maybe in one or two one story buildings. No service or body work shall be performed in that building (except that the used vehicles may be washed and detailed within said building. No overhead doors shall face Billingsley Road).

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Access. The subject site is currently serviced by one curb cut.

C. Buffering, Landscaping, Open space and/or Screening commitments.

1. Buffering and Landscaping. Buffering and landscaping along Billingsley Road shall be maintained as currently shown on the plan. Display areas at Billingsley Road shall be flat, not raised. In addition the developer shall install street trees along its Billingsley Road frontage (one tree for every forty feet of frontage). These trees maybe evenly spaced or grouped.

D. Building design and/or Interior-Exterior treatment commitments.

N/A

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Outdoor display areas. Outdoor display areas shall be permitted within the 80-foot setback line south of Billingsley Road as shown on the submitted plan and limited to a display of a maximum of six vehicles. Lighting in the display areas shall be ground mounted downlighting with cutoff type fixtures not exceeding 4 feet in height.

2. Emissions. There will be minimal emissions of sound, smell or dust, if any.

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 classification except that no off premise nor billboards shall be permitted. Any variance to the permitted graphics shall be submitted to the Columbus Graphics Commission. Any graphic along Billingsley Road shall be a monument style sign with a maximum height of eight feet.

G. Miscellaneous commitments:

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

2. Storm Water. The applicant shall comply with the current City requirements regarding storm water runoff and sanitary sewers.

3. No out side speakers shall be permitted.

4. CPD Criteria:

NATURAL ENVIRONMENT: The site is developed with an existing automobile dealership.

EXISTING LAND USES: to the east and west are existing automobile dealerships; to the south is I-270 and to the north across from Billingsley Road are single family houses.

TRANSPORTATION AND CIRCULATION: Access point is shown on the submitted site plan.

VIEW AND VISIBILITY: In the development of the subject property and in the location of the buildings and access points, consideration will be given to the visibility and safety of the motorist and pedestrian.

EMISSIONS: No adverse affects from emissions shall result from the proposed development.

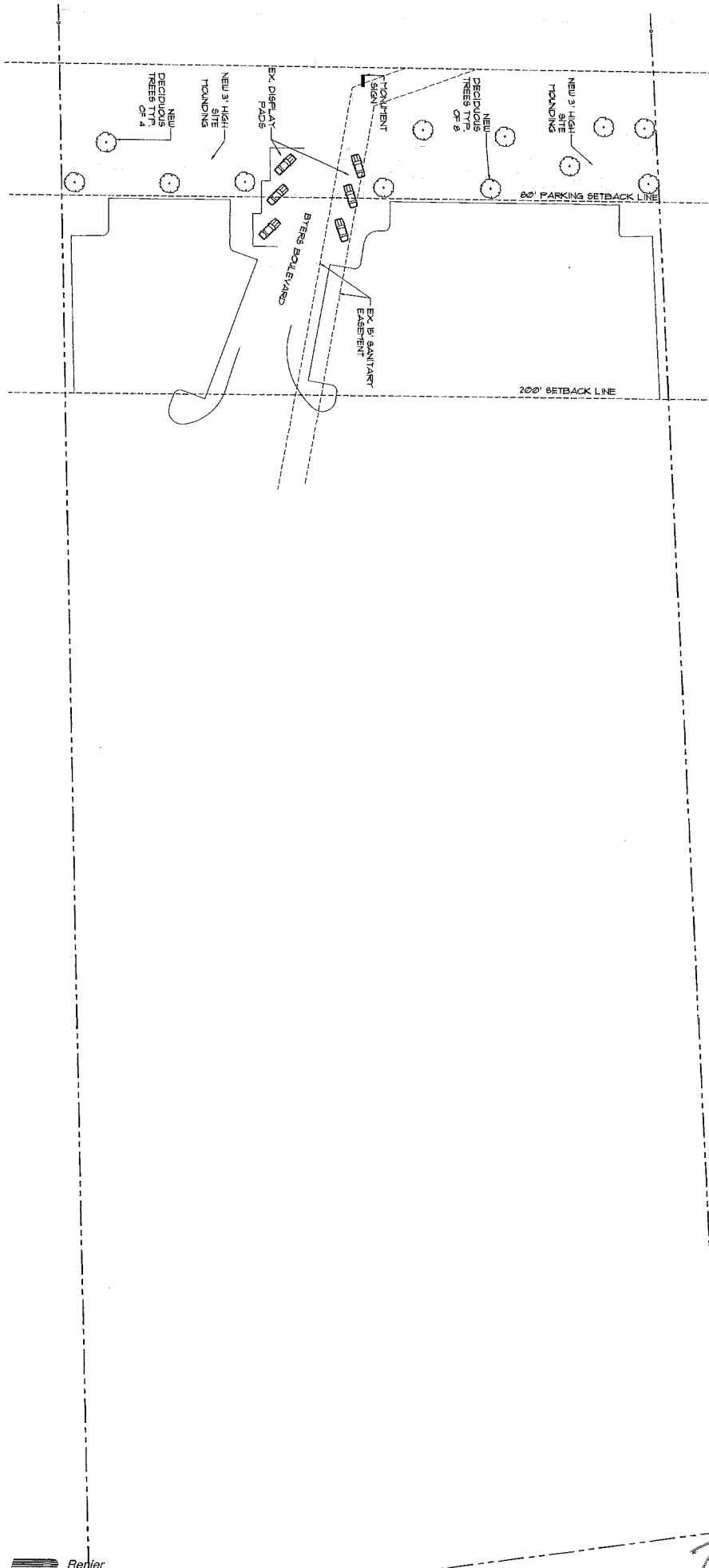
BEHAVIOR PATTERNS: Existing developments in the area as well as the freeway interchange have established behavior patterns for the motorist.

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 Codes.

Signature:

Date:

byers-billingsley2015.txt (nct)
5/18/15 S:Docs/s&htxts/2015



① SITE PLAN
SCALE 1" = 30'

STRUCTURAL ALLIANCE
10000 RICHMOND AVE. | SUITE 100 | RICHMOND, VA 23234
TEL: 703.771.1111 | FAX: 703.771.1112
www.structuralalliance.com



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- 1. Existing Building
- 2. Proposed Building
- 3. Proposed Parking
- 4. Proposed Driveway
- 5. Proposed Easement
- 6. Proposed Setback
- 7. Proposed Fencing
- 8. Proposed Landscaping
- 9. Proposed Floodings
- 10. Proposed Sign
- 11. Proposed Townhome
- 12. Proposed Sign
- 13. Proposed Sign
- 14. Proposed Sign
- 15. Proposed Sign
- 16. Proposed Sign
- 17. Proposed Sign
- 18. Proposed Sign
- 19. Proposed Sign
- 20. Proposed Sign

215-013

BYERS SUBARU
2455 BILLINGSLEY RD.