



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICIAL USE ONLY

**Application #** 210-028  
Fee: 1<sup>st</sup> acre (\$1,850 or \$3,200): \_\_\_\_\_  
Each additional acre (\$185 or \$315) \_\_\_\_\_  
Total: \_\_\_\_\_

Date of Submittal: 11/30/10  
Planning Area: Far Northwest  
Received by: D Hitt  
Planner: Dana Hitt  
645-2395  
dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2441 BILLINGSLEY RD. Zip 43235  
Is this application being annexed into the City of Columbus  Yes  No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 590-144972  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) L-C-4 Requested Zoning District(s) L-C-4

Recognized Area Commission Area Commission or Civic Association FAR NORTHWEST COALITION

Proposed Use or reason for rezoning request: ADD TEXT TO ALLOW FOR OUTDOOR DISPLAY AREA

(continue on separate page if necessary)

Proposed Height District: 60 FEET Acreage 5.1  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name DHOD, INC.  
Address 2441 BILLINGSLEY RD. City/State COLUMBUS, OHIO Zip 43235  
Phone # 614-889-2441 Fax # 614-889-0980 Email N/A

### PROPERTY OWNER(S):

Name 1948 HOLDINGS, LLC.  
Address 2441 BILLINGSLEY RD. City/State COLUMBUS, OHIO Zip 43235  
Phone # N/A Fax # N/A Email N/A

If applicable, check here if listing additional property owners on a separate page [Required]

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name KURT DENNIS  
Address 2441 BILLINGSLEY RD. City/State COLUMBUS, OHIO Zip 43235  
Phone # 614-889-2441 Fax # 614-889-0980 Email: KBDENNIS@HYUNDAI OF DUBLIN, COM

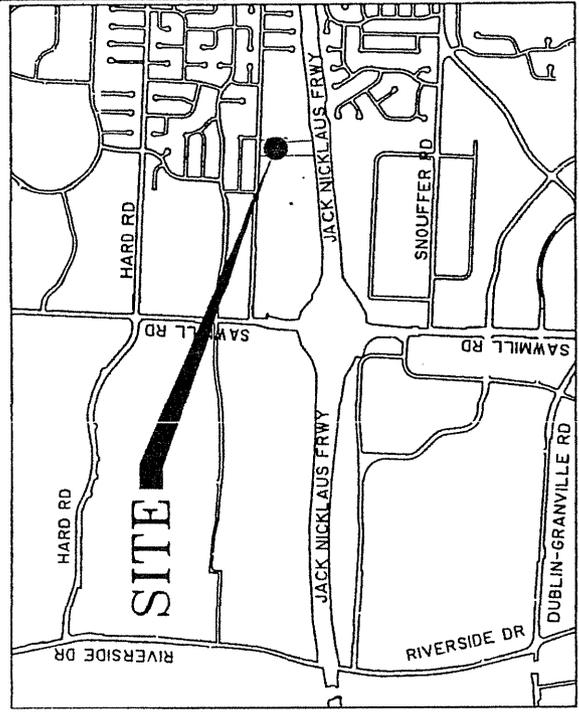
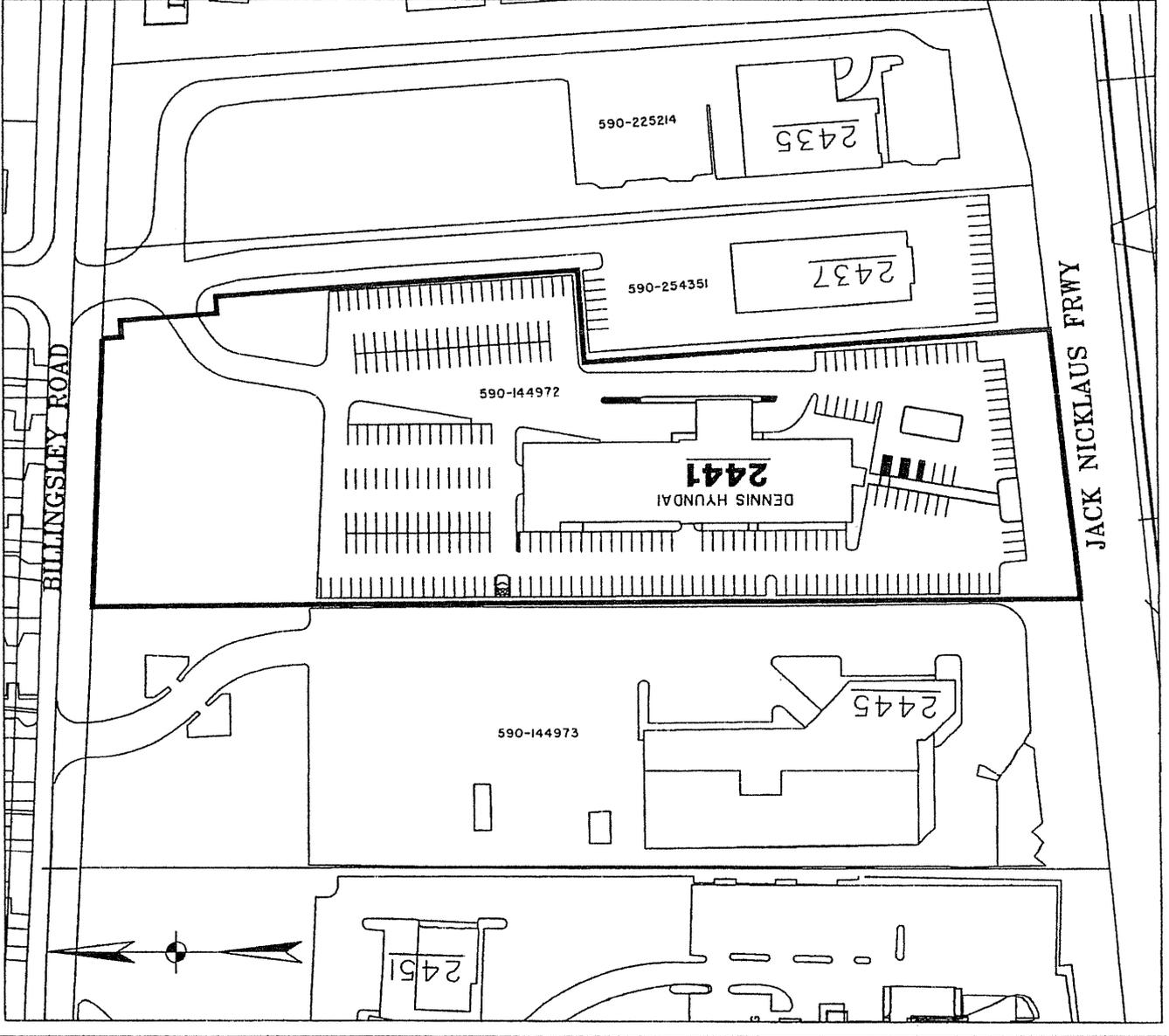
### SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
For all questions regarding this form and fees please call: 614-645-8637  
Please make all checks payable to the Columbus City Treasurer

# CITY OF COLUMBUS ADDRESS PLAT



CITY OF COLUMBUS, OHIO REFERENCE MAP LOCATION

## OTHER MAP REFERENCES

CITY LAND USE MAP:	3-A
GIS FACET NUMBER:	180607675

HOUSE NUMBERS SHOWN ON ATTACHED  
PLATE ARE CERTIFIED FOR SECURING  
OF BUILDING & UTILITY PERMITS

issued by *[Signature]* Date **09/09/04**



PAMELA A. CLAWSON P.E., ADMINISTRATOR  
TRANSPORTATION DIVISION  
COLUMBUS, OHIO

ADDRESS FILE NUMBER - <b>99-309</b>	
DEVELOPED BY:	<b>MID STATES DVLP CORP</b>
ENGINEERING CONSULTANT:	<b>SITE ENGINEERING, INC.</b>

**DENNIS HYUNDAI  
2441 BILLINGSLEY ROAD**

PARCEL NO.	<b>590-144972</b>
EAST OF	<b>SAWMILL ROAD</b>



# REZONING APPLICATION

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## AFFIDAVIT

(See instruction sheet)

APPLICATION # 210-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME KURT DENNIS  
of (1) MAILING ADDRESS 2441 BILLINGSLEY RD. COLUMBUS, OHIO 43235

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 2441 BILLINGSLEY RD.  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 11/30/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS  
 Check here if listing additional property owners  
on a separate page.

(4) 1948 HOLDINGS LLC.  
2441 BILLINGSLEY RD.  
COLUMBUS, OHIO 43235

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

DHOD, INC.  
614 - 339 - 2441

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(5) FAR NORTHWEST COALITION - JOHN BEST  
7537 FOXFIELD COURT  
COLUMBUS, OHIO 43235

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8) [Signature]

Subscribed to me in my presence and before me this 29 day of Nov, in the year 2010

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]

My Commission Expires:

9-29-15

*This Affidavit expires six months after date of notarization.*



DENNIS M. THOMPSON  
Notary Public, State of Ohio  
My Commission Expires  
09-29-2015

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Please make all checks payable to the Columbus City Treasurer

APPLICANT

DHOD, Inc.  
2441 Billingsley Rd.  
Columbus, Ohio 43235

PROPERTY OWNER

1948 Holdings, LLC.  
2441 Billingsley Rd.  
Columbus, Ohio 43235

AGENT

Kurt Dennis  
2441 Billingsley Rd.  
Columbus, Ohio 43235

AREA COMMISSION

Far Northwest Coalition  
c/o Mr. John Best  
7537 Foxfield Court  
Columbus, Ohio 43235

SURROUNDING PROPERTY OWNERS

Datalife Insurance Agency  
2445 Billingsley Rd.  
Columbus, Ohio 43235

Kera A. Metzdorf  
2400 Billingsley Rd.  
Columbus, Ohio 43235

Dean A. Dusthimer  
2408 Billingsley Rd.  
Columbus, Ohio 43235

Kristin M. Reynolds  
2416 Billingsley Rd.  
Columbus, Ohio 43235

Villae Curare, LLC.  
2422 Billingsley Rd.  
Columbus, Ohio 43235

Kenneth & Emily Smith III  
2428 Billingsley Rd.  
Columbus, Ohio 43235

Edwards Investment Group  
2436 Billingsley Rd.  
Columbus, Ohio 43235

John & Sheryl Young  
2444 Billingsley Rd.  
Columbus, Ohio 43235

Daniel P. McSorley  
2356 Dunsworth Dr.  
Columbus, Ohio 43235

Tire America, Inc.  
2435 Billingsley Rd.  
Columbus, Ohio 43235

Mid-States Development Corp.  
2437 Billingsley Rd.  
Columbus, Ohio 43235

LIMITATION OVERLAY TEXT  
DEVELOPMENT PLAN

PROPOSED DISTRICT: L-C-4, COMMERCIAL DEVELOPMENT  
PROPERTY ADDRESS: 2441 BILLINGSLEY ROAD  
OWNER: 1948 HOLDINGS, LLC.  
APPLICANT: DHOD, INC.  
DATE OF TEXT: November 30, 2010  
APPLICATION #: 10335-00000-00543

I. INTRODUCTION: The subject property was part of a larger rezoning that the City of Columbus approved in 1989. A 15.0 +/- acre tract was originally created and called Subarea A. Since that rezoning, 5.0 acres off the west side of Subarea A have been sold and a rezoning has been filed and approved by City Council (Z92-098) on that property. In Z92-098 the original Subarea A was divided into Subarea A-1 (5.0 acres west end) with the balance of the property remaining Subarea A. The subject property is the remaining Subarea A consisting of a 6.794 acre tract. Approximately 1.78 acres will be split off the subject property and used for automotive services related to the sale and installation of tires, batteries, shocks, and brakes. Subarea A-1 is no longer part of this application because Z92-098 created Subarea A-1 as a separate subarea.

1. PERMITTED USES: The permitted uses shall be limited to offices as defined by Chapter 3353, C-2, Commercial District, and the following C-4, Commercial uses:

architect's supplies  
art academy  
artists' material and supplies  
automobile sales, new; used car sales are permitted only as part of a new car sales operation  
financial institutions  
business machines – sales  
carpets/rugs – sales (new only)  
child care, nursery school  
china store  
custom tailors  
floor covering sales  
florist  
furniture (new) sales including office furniture  
health spa or center  
hotel (This use is subject to the following restrictions: a. no outside entry to individual hotel rooms; b. each hotel shall have a minimum of: 125 rooms, 1,100 square feet of meeting rooms and 1,500 square feet of restaurant/lounge area;  
jewelry store  
laboratories – clinical  
laboratories – dental  
library  
lighting fixtures – sales  
off-premises signs – (These signs are limited to a listing of users which are located on the site where the sign is situated. These signs shall not be billboards and shall comply with all the requirements in Section F “Signage” including the limitation of the number of free-standing signs in each subarea.)  
office service  
police station  
post office  
a maximum of two (2) restaurants (The term “restaurant” shall mean a full menu restaurant with liquor service as an ancillary use. No fast food restaurants, such as but not limited to McDonald's, Wendy's, Pizza Hut, shall be permitted).  
No outdoor programmed or live music shall be permitted on the 1.78 acre tract for Mueller Tire.  
sale and installation of tires, batteries, shocks, and brakes, and suspensions, alignments and other related automotive services including oil changes.

The following uses are specifically prohibited:

- a. A convenient store such as but limited to UDF; Seven/Eleven or Dairy Mart;
- b. Night club, cabaret, dance hall; and
- c. Gasoline sales;

3. DEVELOPMENT STANDARDS: Except as otherwise noted, the applicable development standards of Chapter 3353 shall apply. In addition, the following general and specific development standards shall apply:

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

1. The setback along and adjacent to Billingsley Road shall be a minimum setback of two hundred (200) feet for parking, maneuvering and buildings. This restriction shall not prohibit entry features from being placed with such setback area.
2. The setback along the adjacent to I-270 shall be a minimum setback of forty (40) feet for parking, maneuvering and buildings.
3. An office building shall not exceed sixty (60) feet in height and a building for a non-office use shall not exceed forty-five (45) feet in height.
4. The property shall be developed in accordance with the submitted site plan. This site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and approved by the Director of the Department of Trade and Development, or his/her designee, upon submission of the appropriate data regarding the proposed adjustment. The general layout and site concept shall, however, conform to the site plan.

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

1. The site shall share a full access curbcut to Billingsley Road. The exact location of the curbcut shall be subject to the review and approval of the Division of Traffic Engineering.
2. The site shall have one full access point to Billingsley Road or two curbcuts if the circular driveway is used. The exact location of the curbcuts shall be subject to the review and approval of the Division of Traffic Engineering. In addition, the Division of Traffic Engineering may grant additional access points, either full or partial, to the site if the Division and the Traffic Commission determine that additional access points are necessary after a public hearing before the Traffic Commission. The intent of this paragraph is to minimize the number of curbcuts.

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

1. A general tree planting program shall be provided within the proposed subareas at the following ratio of lot coverage:
  - a. 0 to 20,000 square feet: six inches of trunk size plus one inch for every 4,000 square feet of coverage
  - b. 20,001 to 100,000 square feet: ten inches of trunk size plus one inch for every 4,000 square feet of coverage over 20,000 square feet
  - c. Over 100,000 square feet: 20 inches of trunk size plus one inch for every 6,500 square feet of coverage over 100,000 square feet
2. At least fifty percent (50%) of the required tree plantings shall be integrated and placed within parking or service areas. Existing trees of three inches caliper or greater which are maintained may offset two-thirds (2/3rds) of this requirement. The landscaping shown in the side and rear yard areas and in the two hundred foot setback area along

Billingsley Road shall not be included in the ratio required in 4 (c). The trees required under Section 4 (c) shall count toward the satisfaction of any interior landscaping required in the parking lots.

3. The two hundred (200) foot setback area along Billingsley Road shall be landscaped in accordance with this text. The proposed curbcuts are schematic and subject to change. No retention ponds shall be located within the two hundred (200) feet setback area.

4. There shall be a landscaped buffer area within the forty (40) foot setback area along 1-270. An undulating mound between one and three feet in height shall be installed along the length of the buffer area. A tree planting program consisting of a combination of five foot evergreens and 2 ½ inch caliper deciduous tree shall be installed on the mound. One deciduous tree or evergreen shall be planted for every forty (40) feet of mounding in each buffer area. The required plantings may be either grouped or spaced.

5. Applicant will install five (5) additional trees, a minimum of 2 ½ inch caliper, along each north and south entry drives.

6. Applicant agrees to install one hundred twenty (120) square feet of flower beds around the signage of the property along Billingsley Road.

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

1. Each building shall be constructed of or faced with split face block, brick, stucco, glass, wood or stone, either individually or in any combination thereof.

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

1. All exterior lighting shall be “cut-off” fixtures (down lighting). Cut-off lighting features are those which have an internal reflector system for light distribution that cuts off the direct shining light at an angle below the horizontal. Any accent lighting shall be directed toward the building, signage or landscaping and shall not interfere with neighbors’ uses or right-of-way traffic.

2. All external outdoor lighting fixtures to be used shall be from the same or a similar manufacturer’s type to insure aesthetic compatibility.

3. Parking lot lighting standards shall not exceed twenty-eight (28) feet in height and shall be either black, brown or bronze in color.

4. Lot coverage shall not exceed eighty-five percent (85%) for structures and paved areas and twenty-five percent (25%) for buildings of net usable area (gross acreage minus dedicated streets). Maximum square footage of office space shall be limited to 11,000 square feet per gross acre.

5. Loading areas, dumpsters, building mechanicals and satellite dishes shall be fully screened by a wood fence or brick walls and/or landscaping to a minimum height of six (6) feet from off-site views. Where said items are located on a building then said screening shall be accomplished by the use of building materials which are compatible with the building materials used in the buildings’ elevations.

6. No outside speakers shall be permitted.

7. There shall be no outside storage and all work on the vehicles shall be performed within the confines of the building.

8. Outdoor display areas shall be permitted within the 200-foot setback line south of Billingsley Road as shown on the submitted plan and limited to a display of a maximum of six (6) vehicles setback a minimum of forty-five (45) feet from Billingsley Road.

F. Graphics and/or Signage commitments.

1. All signage shall be internally illuminated and in a rectangular shape. No neon shall be permitted on any signage.
2. No foot-mounted graphics shall be allowed.
3. All free-standing signs along Billingsley Road frontage shall be ground-supported signs (monument type, not pylons) and shall not exceed six (6) feet in height and 40.1 square feet in area with a minimum setback of thirty (30) feet from Billingsley road. All free-standing signs along the I-270 road frontage shall not exceed twenty (20) feet in height and one hundred twenty-five (125) square feet in area, with a minimum setback of twenty-five (25) feet from I-270. At the 1.78 acre tract, a maximum of one free-standing sign shall be permitted along both the I-270 and Billingsley Road frontages. For the 1.78 acre tract, the limitation on the number of signs applies to both free-standing and off-premises signs.
4. No wall signs which extend above the second story of the building shall be permitted on the north side of a building.
5. No banners, pennants, streamers or other similar obnoxious display shall be permitted on the site.
6. No high rise signs shall be permitted.
7. No billboards, cellular towers, or off site graphics will be permitted.
8. All other signage requirements for an office use or a non-office use shall be as otherwise indicated for C-2 uses in the City Graphics Code, Article 15, Title 33, of the Columbus City Code and any variance to those other requirements shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous commitments.

1. All utility lines for the development shall be installed underground.
2. At the start of construction, Applicant will contribute \$3,000 to the Far Northwest Coalition for the construction of the fountain planned across from Applicant's development on Billingsley Road.
3. Applicant will commit to constructing a sidewalk, as part of their development, when and if Applicant's neighbors on either side begin construction. In other words, Applicant will commit to contributing and building the sidewalk if Applicant's neighbors agree to the same.



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757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.

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

APPLICATION # 210-028

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) KURT DENNIS  
of (COMPLETE ADDRESS) 2441 BILLINGSLEY RD. COLUMBUS, OHIO 43235  
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. KEITH DENNIS 2900 MORSE RD. COLUMBUS, OHIO 43231	2. AARON MASTERSON 2900 MORSE RD. COLUMBUS, OHIO 43231
3. KURT DENNIS 2441 BILLINGSLEY RD. COLUMBUS, OHIO 43235	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 29 day of Nov, in the year 2010

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

9-29-15



*This Project Disclosure Statement expires six months after date of notarization.*  
DENNIS M. THOMPSON  
Notary Public, State of Ohio  
My Commission Expires  
09-29-2015

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Please make all checks payable to the Columbus City Treasurer





# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: 200

DATE: 11/29/10



Disclaimer

Scale = 200



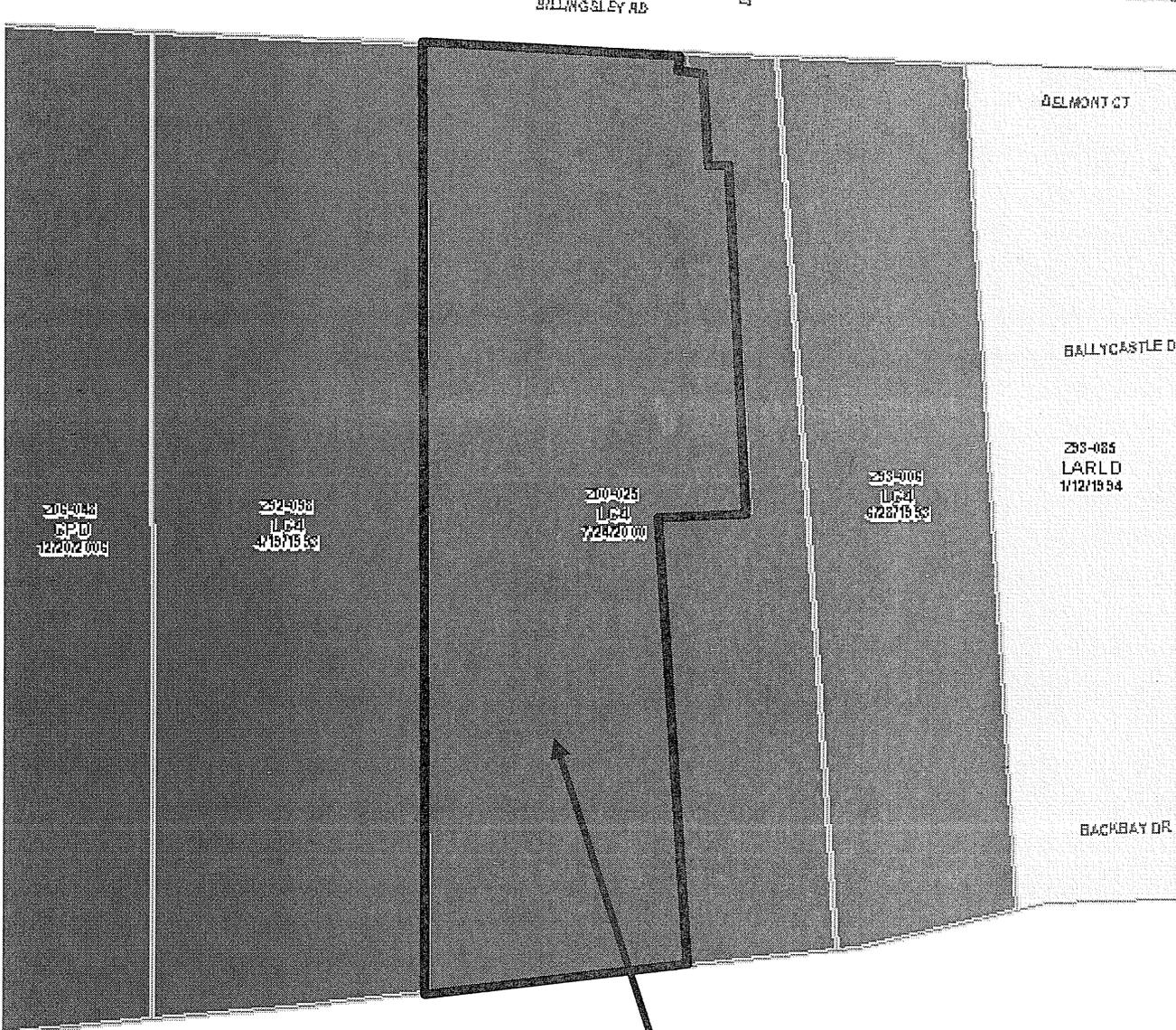
This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

Z83-068  
R2  
11/16/1983

BUNSWORTH DR

Z83-068  
R2  
11/16/1983



2441 Billingsley Road  
5.1± acres  
L-C-4 to L-C-4

I-270 W

I-270 E

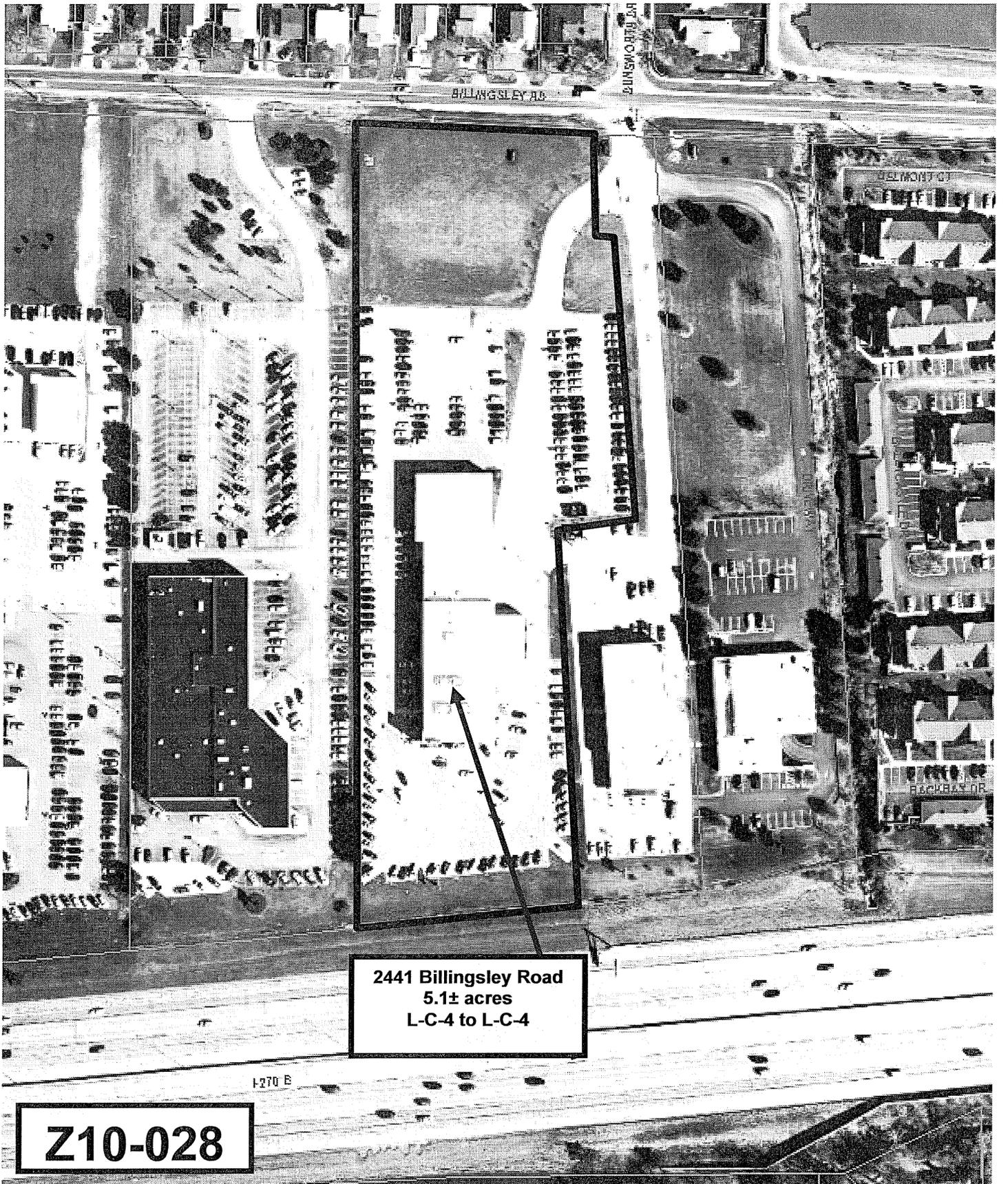
**Z10-028**

Z75-109  
C2  
7/5/1977

Z75-109  
SR  
7/5/1977



**Z10-028**



2441 Billingsley Road  
5.1± acres  
L-C-4 to L-C-4

Z10-028