

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2016**

2. **APPLICATION:** **Z16-049**
 Location: **5249 TRABUE ROAD (43228)**, being 0.82± acres located on the south side of Trabue Road, 200± feet west of Renner Road (560-218220).

 Existing Zoning: L-M-2, Limited Manufacturing District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Wholesale and retail market with restaurant and patio.
 Applicant(s): Frank Gonzalez; 5249 Trabue Road; Columbus, OH 43228.
 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

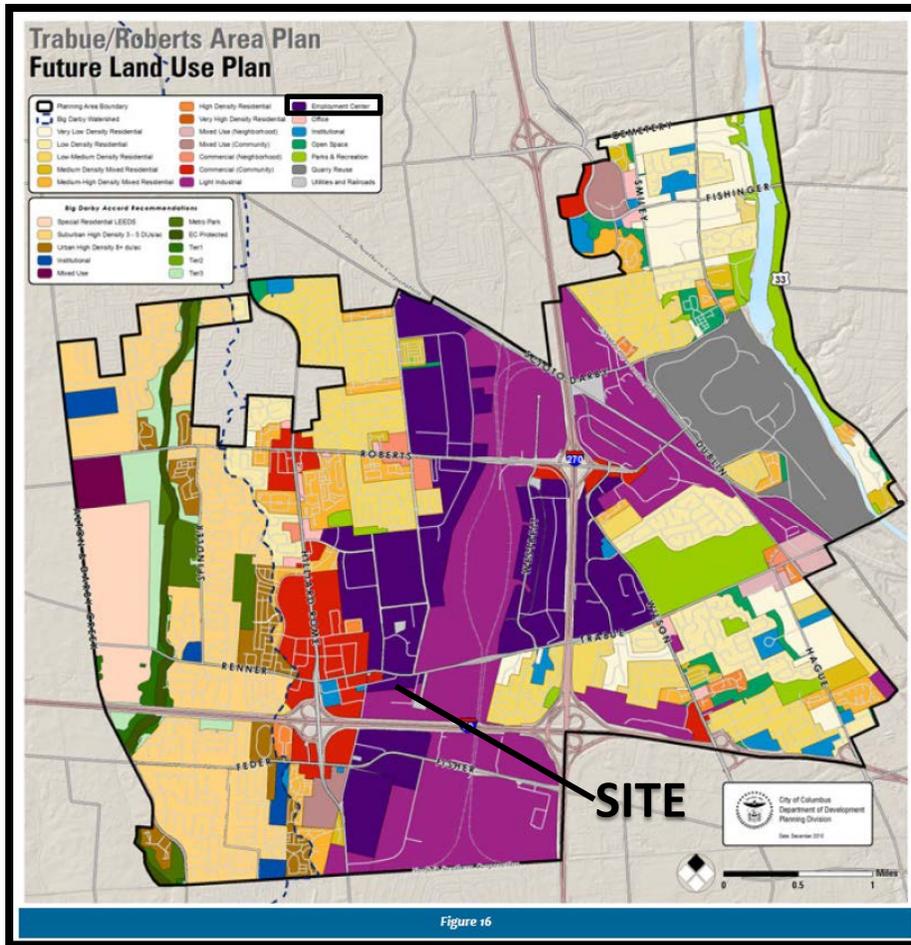
- The 0.82± acre site consists of one parcel zoned in the L-M-2, Limited Manufacturing District developed with a wholesale business. The applicant is requesting the L-M, Limited Manufacturing District to permit the existing business to operate a retail market, restaurant and patio in conjunction with the wholesale business.
- North of the site is an industrial/office building zoned in the L-M, Limited Manufacturing District. To the east, west, and south are industrial/office and distribution uses zoned in the L-M-2, Limited Manufacturing District.
- The site is located in the planning area of *Trabue/Roberts Area Plan* (2011) which recommends employment center uses at this location.
- Permitted uses in the limitation text include all less objectionable uses as permitted in the M, Manufacturing District. Commercial uses at this site will be limited to the retail market, restaurant and patio uses directly related to the existing wholesale business at this location. Prohibited uses from the existing L-M-2, Limited Manufacturing District are being maintained. The text also limits the site to only one access point from Trabue Road.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow the applicant to operate a retail market, restaurant, and patio that are directly related to the existing wholesaling business and will not introduce incompatible uses to the area. While the *Trabue/Roberts Area Plan* recommends employment center uses, Staff is supportive of the limited commercial and manufacturing uses permitted in this requested district.



Z16-049
 5249 Trabue Road
 Approximately 0.82 acres
 L-M-2 to L-M



Z16-049
5249 Trabue Road
Approximately 0.82 acres
L-M-2 to L-M



Z16-049
5249 Trabue Road
Approximately 0.82 acres
L-M-2 to L-M

LIMITATION TEXT

PROPOSED DISTRICT: L-M, Limited Manufacturing District
PROPERTY ADDRESS: 5249 Trabue Road, Columbus, OH 43228
OWNER: Frank Gonzalez
APPLICANT: Frank Gonzalez
DATE OF TEXT: 9/21/2016
APPLICATION NUMBER: Z16-049

1. INTRODUCTION: In 1987 this site was part of a larger 12.13± acre rezoning to L-M-2, Limited Manufacturing District allowing for office, warehousing, and light industrial development given the locations proximity to the I-70 – Hilliard Rome Road interchange.

2. PERMITTED USES: The uses permitted shall be those under sections 3363.01, 3363.02, 3363.03, 3363.04, 3363.05, 3363.06 and 3363.07 except for truck or transfer terminal, freight house, bus garage, or related repair shop. Additionally, a limited number of C-4, Commercial District uses are permitted that include: retail market, restaurant and patio uses directly related to and associated with the existing wholesale use of the location.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated the applicable development standards are contained in Chapter 3363, M Manufacturing of the Columbus City Code.

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

N/A

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

1. There shall be one access point from Trabue Road.

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

N/A

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

N/A

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

N/A

F. Graphics and Signage Commitments

1. The owner shall comply with the Graphics Code, Article 15, Title 33 of Columbus City Code, as it applies to the M, Manufacturing District and any variance to those requirements shall be submitted to the Columbus Graphics Commission for consideration.

G. Miscellaneous

N/A

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.

Name:

Date: