

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 8, 2014**

- 3. APPLICATION: Z14-014 (14335-00000-00194)**  
**Location:** **3392 TRABUE ROAD (43204)**, being 2.25± acres located on the north side of Trabue Road, 470± feet west of Dublin Road (203-287900).  
**Existing Zoning:** R, Rural District.  
**Request:** C-2, Commercial District.  
**Proposed Use:** Contractor's office.  
**Applicant(s):** Robert Pomante; 1192 Hope Avenue; Columbus, OH 43212.  
**Property Owner(s):** Joseph and Irene Baljack; 1544 North Hague Avenue; Columbus, OH 43204.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

- The 2.25± acre site is developed with a former party house and cell phone tower in the rear and zoned in the R, Rural District. The applicant requests a rezoning to the C-2, Commercial District to allow the establishment of a contractor's office.
- Surrounding the site are vacant land and industrial buildings to the north and east in the M-2, Manufacturing District. To the south and west are single family dwellings in the R, Rural District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends commercial for this location.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 50' from centerline along Trabue Road.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

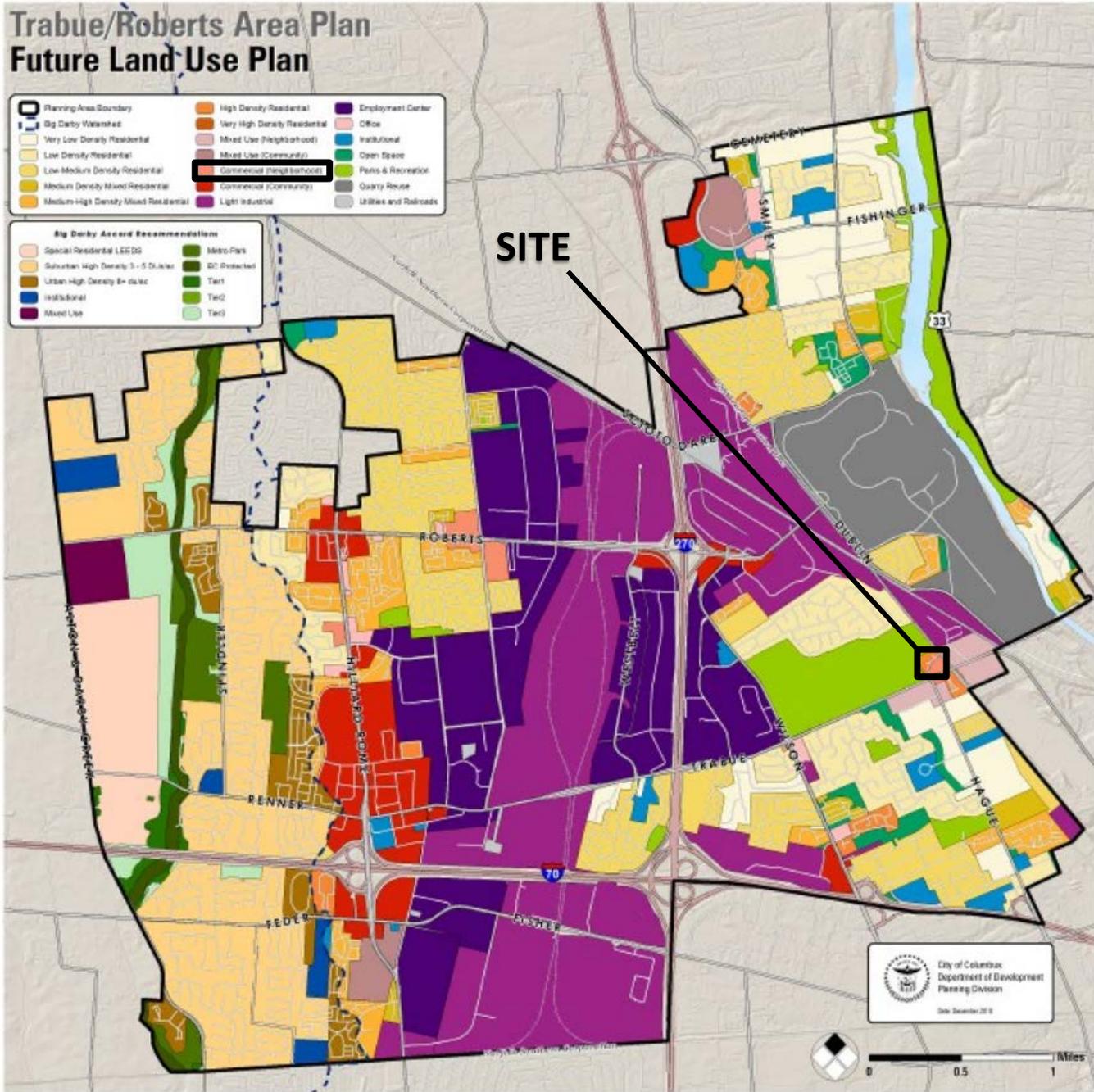
The requested C-2, Commercial District will allow commercial development, and the applicant intends to develop the site with a contractor's office. Staff supports the intended use of the property, as the request is consistent with the *Trabue/Roberts Area Plan* (2011) with respect to land use recommendations, and with the zoning and development patterns of the area.



# Trabue/Roberts Area Plan Future Land Use Plan

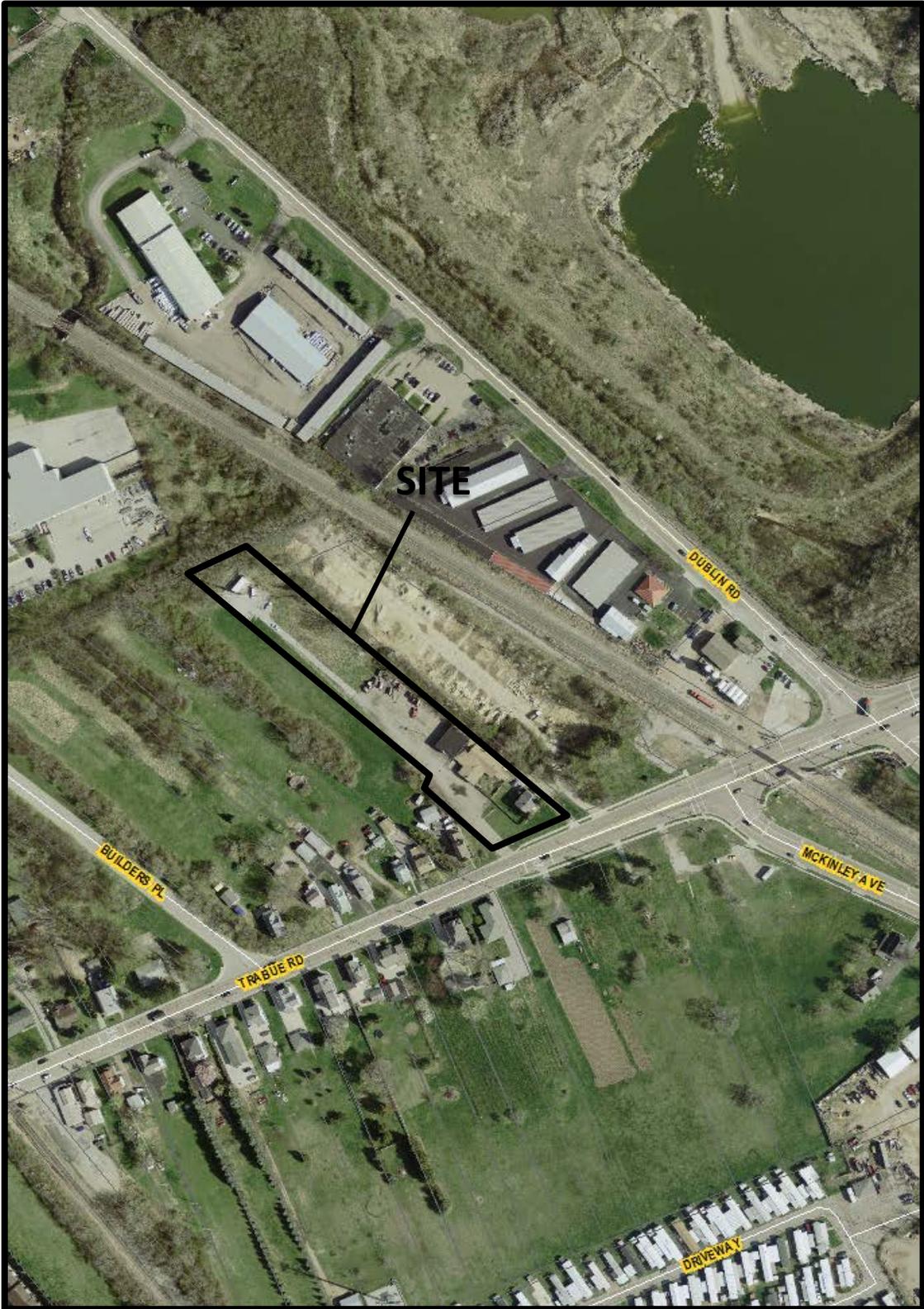
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|---------------------------------------|-------------------------------|-------------------------|
| Planning Area Boundary                | High Density Residential      | Employment Center       |
| Big Darby Watershed                   | Very High Density Residential | Office                  |
| Very Low Density Residential          | Mixed Use (Neighborhood)      | Institutional           |
| Low Density Residential               | Mixed Use (Community)         | Open Space              |
| Low-Medium Density Residential        | Commercial (Neighborhood)     | Parks & Recreation      |
| Medium Density Mixed Residential      | Commercial (Community)        | Quality Reuse           |
| Medium-High Density Mixed Residential | Light Industrial              | Utilities and Railroads |
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- |                                 |              |
|---------------------------------|--------------|
| Special Residential LEEDS       | Metro Park   |
| Suburban High Density 3-5 Dwell | OD Protected |
| Urban High Density 6+ Dwell     | Tier1        |
| Institutional                   | Tier2        |
| Mixed Use                       | Tier3        |

**SITE**



City of Columbus  
Department of Development  
Planning Division  
Date: December 2010

Z14-014  
3392 Trabue Road  
Approximately 2.25 acres  
From R to C-2



Z14-014  
3392 Trabue Road  
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From R to C-2