

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

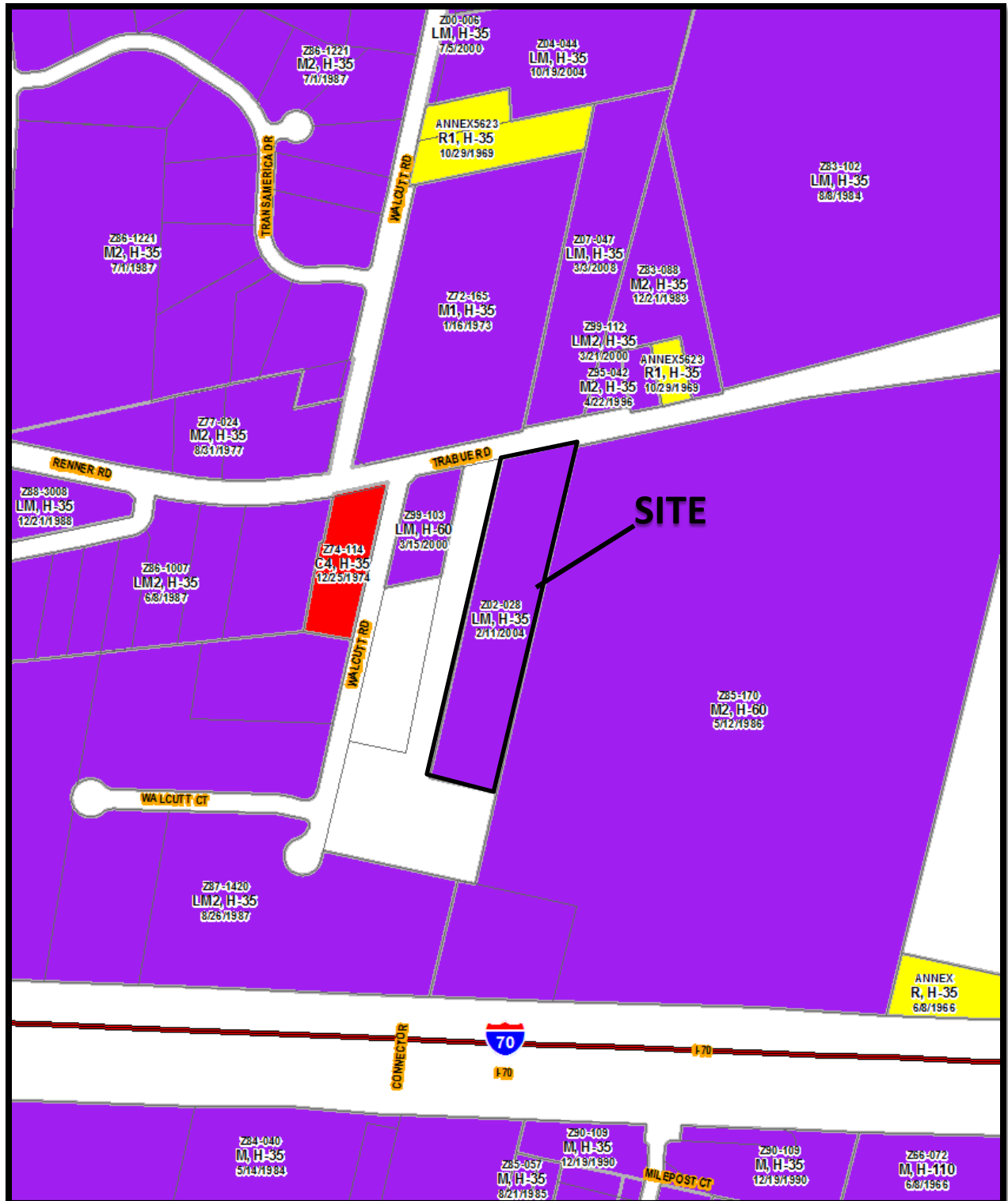
- 1. APPLICATION: Z15-040**
Location: **5151 TRABUE ROAD (43228)**, being 5.71± acres located on the south side of Trabue Road, 360± feet east of Walcutt Road (245-266292).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial development.
Applicant(s): 5151, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

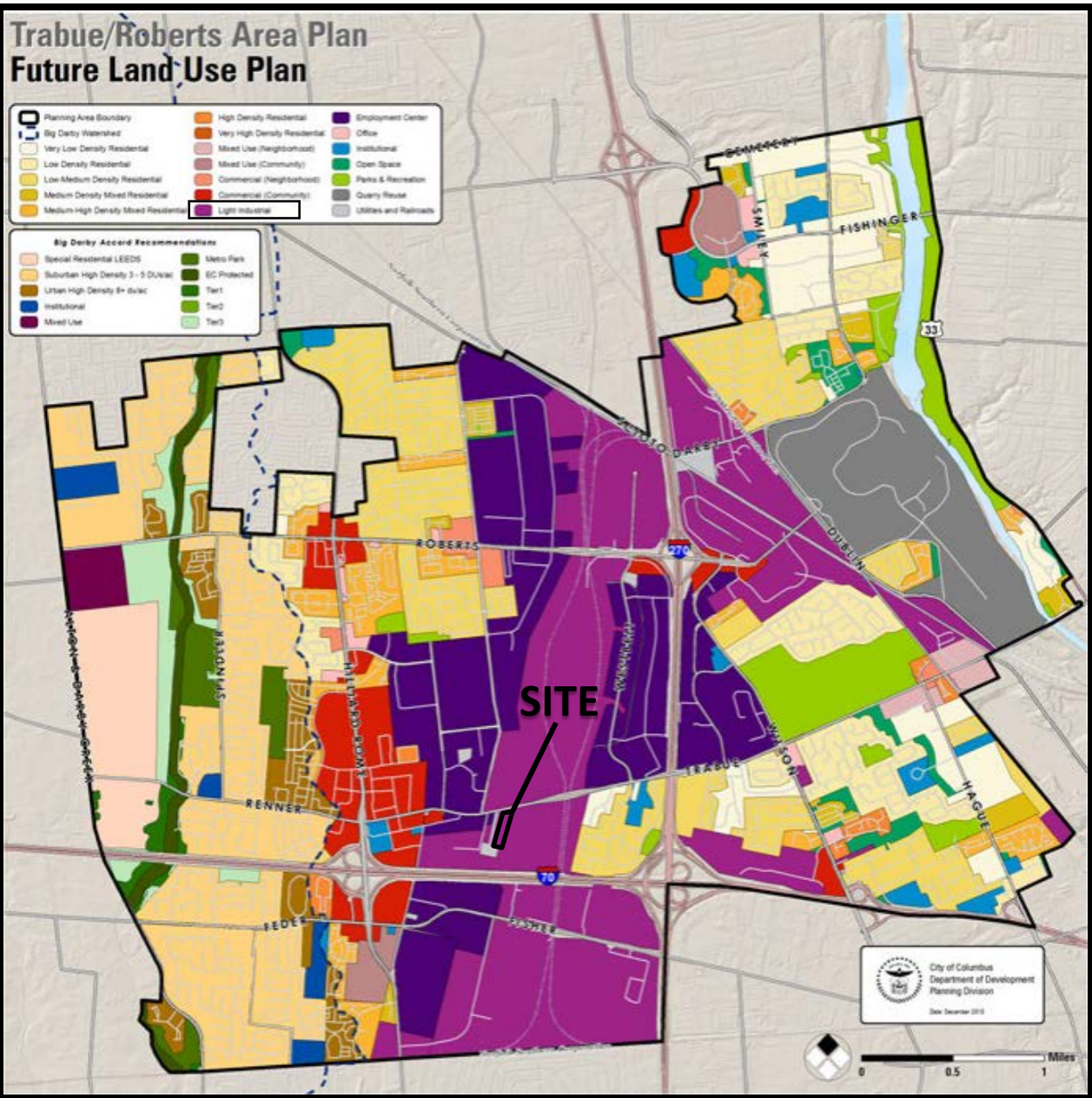
- The 5.71± acre site consists of a single parcel that is predominantly undeveloped, but contains a single-unit dwelling. The site is currently zoned in the L-M, Limited Manufacturing District. The applicant proposes the L-M, Limited Manufacturing District in order to update the existing limitation text.
- The site is surrounded by properties zoned in the M-1 and M-2 Manufacturing Districts, and L-M Limited Manufacturing Districts. It is bordered to the east by a UPS logistics and distribution facility, and to the north across Trabue Road by a self-storage facility and a contracting business. The site is immediately bordered to the west and south by an AEP sub-station, with additional industrial development beyond it.
- This site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial uses for this location.
- The development text provides commitments for setbacks, traffic circulation, and screening commitments. The only change from the current limitation text is to reduce the parking and maneuvering setback from fifty (50) feet to twenty five (25) feet.
- The *Columbus Thoroughfare Plan* identifies Trabue Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-M, Limited Manufacturing District will allow industrial development that is compatible with the zoning and development pattern of adjacent manufacturing developments. The proposal is also consistent with the land use recommendations of the *Trabue/Roberts Area Plan*. The proposed screening and landscaping commitments are consistent with the Plan recommendations, and the reduced parking and maneuvering reflects other developments along this section of Trabue Road.



Z15-040
 5151 Trabue Road
 Approximately 5.71 acres
 L-M to L-M



Z15-040
5151 Trabue Road
Approximately 5.71 acres
L-M to L-M



Z15-040
5151 Trabue Road
Approximately 5.71 acres
L-M to L-M

LIMITATION TEXT
5.713 +/- ACRES

EXISTING ZONING: L-M, Limited Manufacturing (Z02-028)
PROPOSED ZONING: L-M, Limited Manufacturing
PROPERTY ADDRESS: 5151 Trabue Road, Columbus, OH 43026
APPLICANT: 5151, LLC c/o Dave Perry, Agent, David Perry Company, Inc., 145 East Rich Street, FL 3, Columbus, OH 43215 and Donald Plank, Attorney, Plank Law Firm, 145 East Rich Street, FL 3, Columbus, OH 43215.
DATE OF TEXT: October 27, 2015
APPLICATION NUMBER: Z15-040

1. INTRODUCTION: The 5.713 +/- acre site is zoned L-M, Limited Manufacturing (Z02-028). By this rezoning, applicant proposes to rezone from L-M to L-M to change the Trabue Road parking setback from 50' to 25'. All other text commitments of the current L-M zoning are the same except for minor language updating to reflect current code.

2. PERMITTED USES: Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 thru 3363.08, inclusive, those less objectionable uses permitted in M-Manufacturing districts of the Columbus City Code.

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

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

The parking and maneuvering setback shall be twenty-five (25) feet from Trabue Road.

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

1). All circulation, curb cuts and access points shall be subject to the approval of the Department of Public Service.

2). The property owner shall dedicate 50 feet from centerline of Trabue Road to the City of Columbus when the existing buildings along Trabue Road are demolished.

C). Buffering, Landscaping, Open space and/or Screening Commitments.

1), Street trees shall be planted evenly spaced along Trabue Road at a ratio of one tree per thirty (30) feet of frontage.

2). Headlight screening, consisting of mounding and/or plant material, shall be provided in the Trabue Road parking setback and shall be a minimum total height of three (3) feet.

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.

All graphics and signage shall comply with the Graphics Code; Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District. Any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

G). Miscellaneous Commitments.

The developer shall meet the parkland dedication ordinance by paying a park fee of \$400/acre.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do 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:

David B. Perry, Agent

Date

Signature:

Donald Plank, Attorney

Date