

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2022**

5. APPLICATION	Z22-022
Location:	3670 TRABUE RD. (43204) , being 4.3± acres located at the northeast corner of Trabue Road and Mapleway Drive (560-131317, 560-212118, & 560-300785; West Scioto Area Commission).
Existing Zoning:	C-4, Commercial District and L-C-5, Limited Commercial District
Proposed Zoning:	AR-2, Apartment Residential District (H-60).
Proposed Use:	Multi-unit residential development.
Applicant(s):	Avenue Partners; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1 st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2 nd Floor; Columbus, OH 43215.
Property Owner(s):	Trabue Links, LLC; c/o Paul Pardi; 100 West Third Avenue, Suite 240R; Columbus, OH 43201.
Planner:	Joe Rose; 614-645-3526; jmrose@columbus.gov

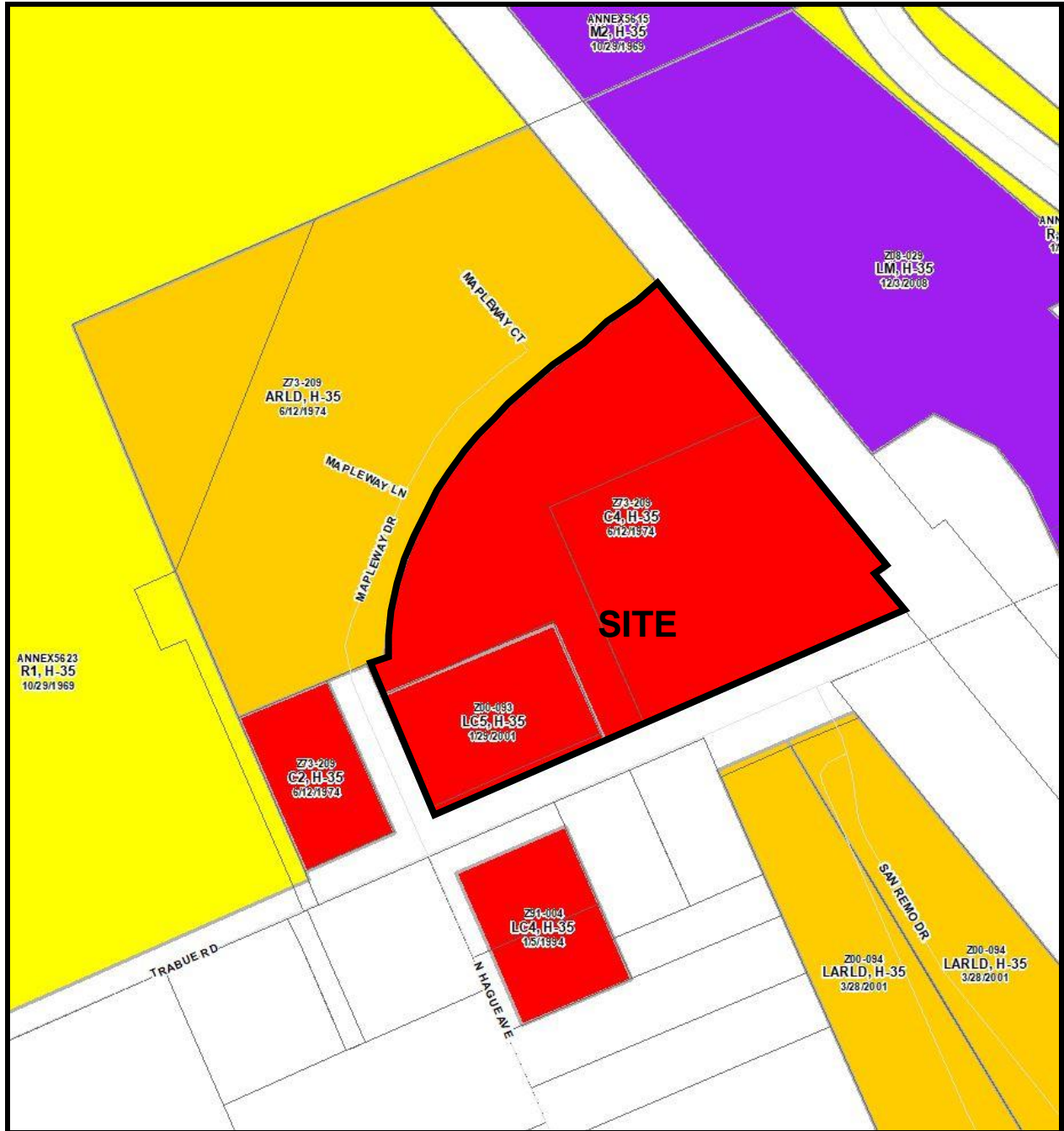
BACKGROUND:

- The 4.3± acre site consists of two parcels zoned in the C-4, Commercial District and one parcel zoned in the L-C-5, Limited Commercial District. The parcel in the L-C-5 district is developed with a self-service car wash facility. The northern parcel in the C-4 district is wooded and undeveloped, and the eastern C-4 district parcel is developed with a commercial building. The requested AR-2, Apartment Residential District will permit redevelopment of the site with multi-unit residential development.
- To the north of the site is a multi-unit residential development in the ARLD, Apartment Residential District. To the south is an automotive garage and used car lot in the L-C-4, Limited Commercial District; a multi-unit residential development in the LARLD, Limited Apartment Residential District; and an office building, single-unit dwelling, and undeveloped land in Franklin Township. To the west is an office building in the C-2, Commercial District. To the east is a self-storage facility in the M-2, Manufacturing District, and a single-unit dwelling in Norwich Township.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Commercial (Neighborhood)” land uses at this location. The Plan includes early adoption of the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- Concurrent CV22-029 has been filed which includes a site plan demonstrating a 205-unit apartment building with structured and surface parking. Variances to landscaping and screening; vision clearance; building and parking setbacks; parking spaces; minimum number of required parking spaces; and perimeter yard are also included. That request will be heard by City Council and will not be considered at this Development Commission meeting.

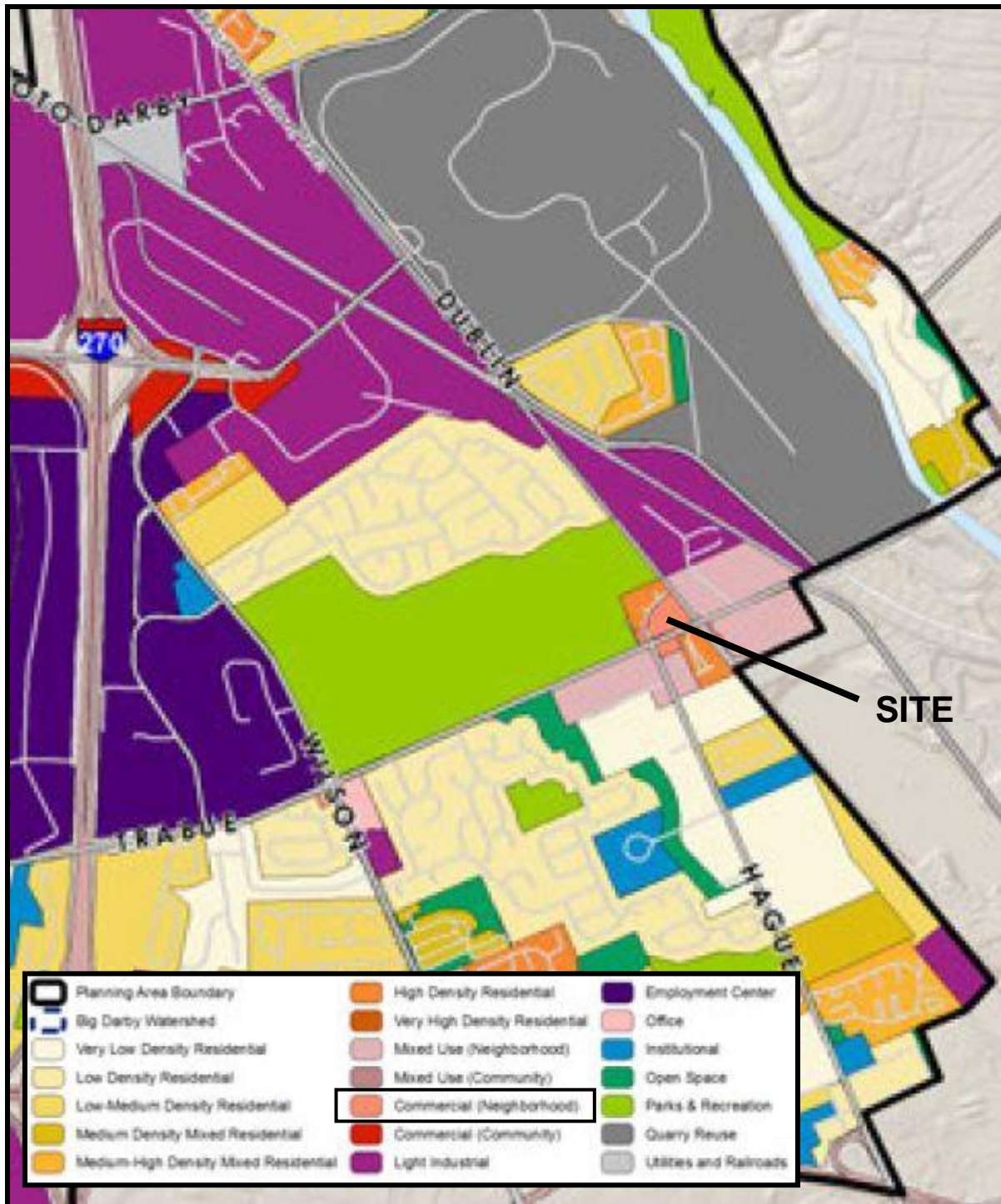
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for disapproval.
- At the time this Staff Report was finalized, a traffic access study is still pending review in conjunction with this application. Additional commitments or access revisions may be necessary based on the results of the approved traffic access study, and to satisfy the requirements of the Franklin County Engineer's Office and the Department of Public Service.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ **Approval.**

The requested AR-2, Apartment Residential District will permit a multi-unit residential development. While the *Trabue/Roberts Area Plan* recommends "Commercial Neighborhood" land uses at this location, the request is generally consistent with the zoning pattern in the surrounding area. Staff is supportive of the proposal as the site plan associated with CV22-029 provides additional landscaping for the parking area fronting Trabue Road, mitigating the visual impact from the roadway. Additionally, the pedestrian pathway connecting to Mapleway Drive, and ground floor façade design treatments create an improved pedestrian environment, consistent with C2P2 Design Guidelines. The request does not represent an incompatible use to the surrounding area. ~~Staff's recommendation will be updated to approval upon the completion of an approved traffic access study, with necessary commitments or access revisions based on the results of the approved study as required by the Franklin County Engineer's Office and the Department of Public Service.~~



Z22-022
3670 Trabue Rd.
C-4 & L-C-5 to AR-2
Approximately 4.3 acres



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Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number	Z22-022 w/CV22-029
Address	3670 Trabue Road
Group Name	West Scioto Area Commission
Meeting Date	September 15, 2022
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The WSAC met on September 15, 2022 to consider this application. The Commission voted not to approve it by a vote of 3 in favor of approval and 4 against approval.

A number of various concerns were raised by Commissioners who voted against approval. Height, density, traffic, the design of the proposed building as it relates to the overall general area as well as displacement of local small businesses, and the feedback received from local area residents including those adjacent to the proposed project were all concerns raised by commissioners at the meeting.

Vote	3 in favor and 4 against	
Signature of Authorized Representative	Kristen E. McKinley	Digitally signed by Kristen E. McKinley Date: 2022.09.16 15:08:08 -04'00'
Recommending Group Title	WSAC	
Daytime Phone Number	614-404-9220	

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-022

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, OH 43215
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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. Wright Family Invts., Inc.; 1002 Majors Ranch Rd, Walsenburg, CO 81089; # Cols-based emps: Zero (0) Contact: Sheri Wright, (248) 330-1555	2. Trabue Links, LLC; 100 W Third Ave, Ste 240R, Columbus, OH 43201; # Cols-based emps: Zero (0) Contact: Paul Pardi, (614) 579-3433
3. -----	4. -----

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 26th day of September, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

This Project Disclosure Statement expires six (6) months after date of notarization.