

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 10, 2022**

- 3. APPLICATION: Z21-017**
- Location:** **3136 TRABUE RD. (43204)**, being 9.22± acres located at the northeast corner of Trabue Road and Dublin Road (560-183817; West Scioto Area Commission).
- Existing Zoning:** M, Manufacturing District.
- Request:** AR-1, Apartment Residential District (H-60).
- Proposed Use:** Multi-unit residential development.
- Applicant(s):** Thrive Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Property Owner(s):** Marble Cliff Canyon, LLC; c/o Joseph M. Reidy, Atty.; Thrive Companies; 842 North Fourth Street, Suite 200; Columbus, OH 43215.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

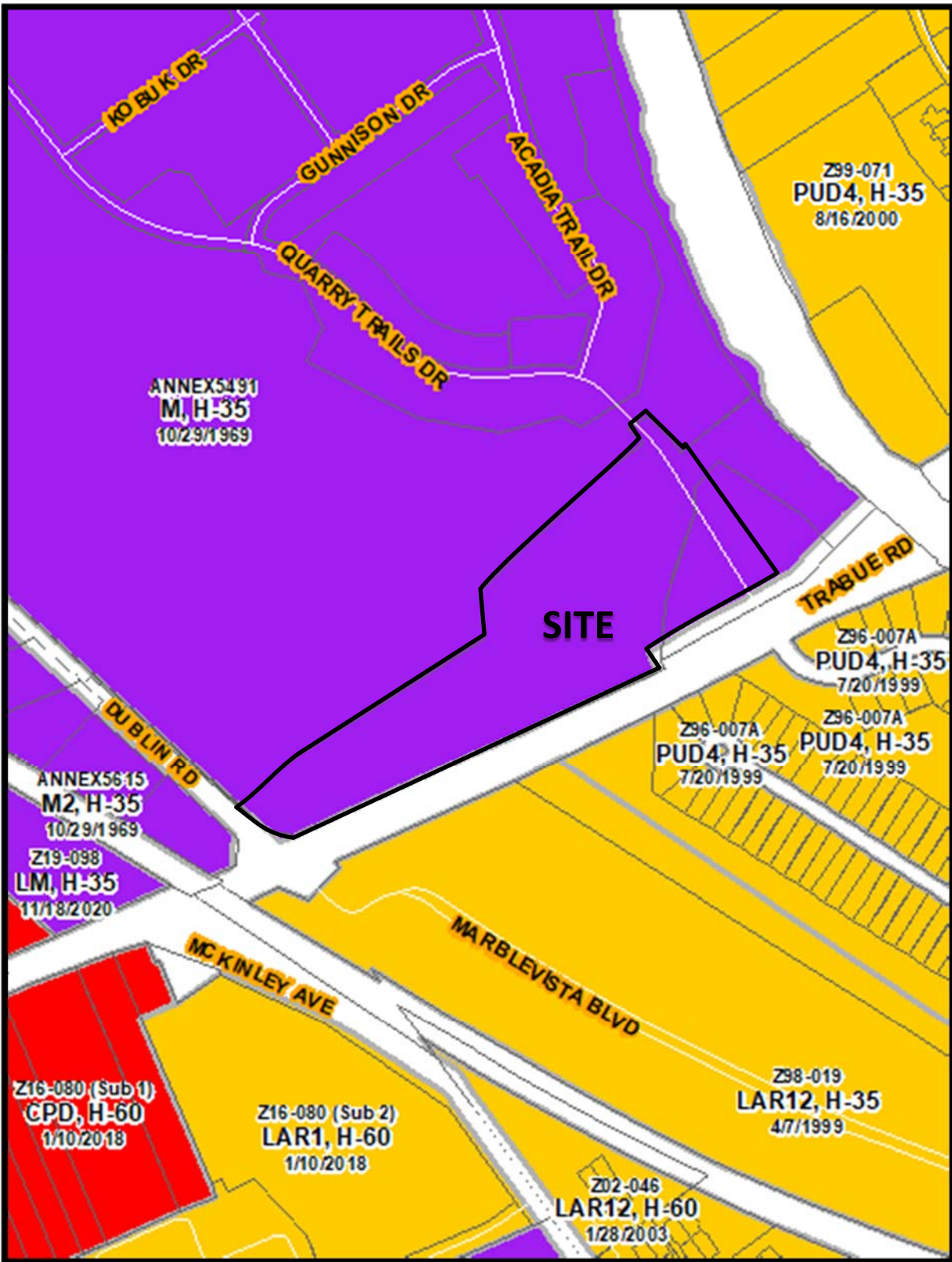
- The 9.22± acre site consists of an undeveloped parcel zoned in the M, Manufacturing District. The requested AR-1, Apartment Residential District will permit multi-unit residential development. This application was tabled at the June 10, 2021 Development Commission meeting to allow the applicant more time to address Division of Traffic Management and Planning Division issues. The traffic impact study has since been approved and site and building design comments from the Planning Division have been addressed.
- To the north of the site is the Quarry Trails Metro Park in the M, Manufacturing District, and further north is the 69.99± acre Quarry Trails mixed use development pending zoning to the R-3, Residential, AR-3, Apartment Residential, and CPD, Commercial Planned Development districts (Z21-011). To the east is an industrial building in the M, Manufacturing District. To the south across Trabue Road is an apartment complex in the L-AR-12, Limited Apartment Residential District, and single-unit residential subdivision in the PUD-4, Planned Unit Development District. To the west across Dublin Road is industrial development in the M, Manufacturing District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan (2011)*, which recommends “Quarry” for this location, but also states that, “Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.” The proposed residential development is adjacent to future parkland, therefore the use is supported. *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*, which applies to this area, state that parking lots should be hidden to the greatest extent possible by being placed to the side or rear of buildings; development should front parks and open space; pedestrian connectivity should be included; additional bicycle parking to offset varied parking spaces should be provided; and that building design shall follow recommended design guidelines.

- Concurrent CV21-020 proposes two five-story apartment buildings totaling 315 units with variances to permit commercial access on a private street within the development to connect to the almost adjacent quarry redevelopment site, increased building height from 60 to 65 feet, reduced parking from 473 to 360 spaces, and reduced perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting, but the following information is being provided:
 - Planning Division staff notes and are in support of additional information on connectivity of the project with the adjacent park and development, as well as the addition of more bicycle parking. Staff are supportive of the proposed site landscaping, and while additional landscaping and screening of the site's southeast corner as it addresses Trabue Road and Quarry Trails Drive is encouraged for greater consistency with landscaping guidelines, staff will not condition support of the Council Variance on this revision. Lastly, staff has reviewed building elevations which are consistent with the *Trabue/Roberts Area Plan's* and C2P2 design recommendations.
 - Significant comments remain outstanding related to the site layout and pedestrian and bicycle connectivity that will need to be resolved with the Division of Traffic Management.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for conditional approval, with conditions related to the site design as presented in concurrent CV21-020.
- At the time this report was finalized, outstanding items associated with the required Parkland Dedication Ordinance (PDO) Chapter 3318 for this application and Application #Z21-011 remain unresolved. Recreation and Parks Department is still in discussions with the applicant for fulfilling the PDO requirements. The Rezoning and Council Variance ordinances will not be submitted to City Council until the Recreation and Parks Department is satisfied with the resolution. Resolution will either be in the form of land donation, which could include an easement through the property for greenway and bikeway connectivity if the land is acceptable for that type of path; or a fee will be required in lieu of land donation if there is no acceptable land to be dedicated to the Columbus Recreation and Parks Department.
- The *Columbus Multimodal Thoroughfare Plan* identifies Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.*

The requested AR-1, Apartment Residential District will permit multi-unit residential development. The *Trabue/Roberts Area Plan* recommends that quarry reuse be compatible with the community and maximize recreational reuse, consistent with the request as the proposed development is adjacent to future parkland, and is therefore supported. The site plan with CV21-020 also address the Plan and C2P2 design guidelines. Details regarding the Parkland Dedication Ordinance need to be resolved to the satisfaction of the Recreation and Parks Department. Therefore, the recommendation is for disapproval until these details are complete.

***All details regarding the Parkland Dedication Ordinance have been resolved. The City Departments' recommendation is bck for approval.**

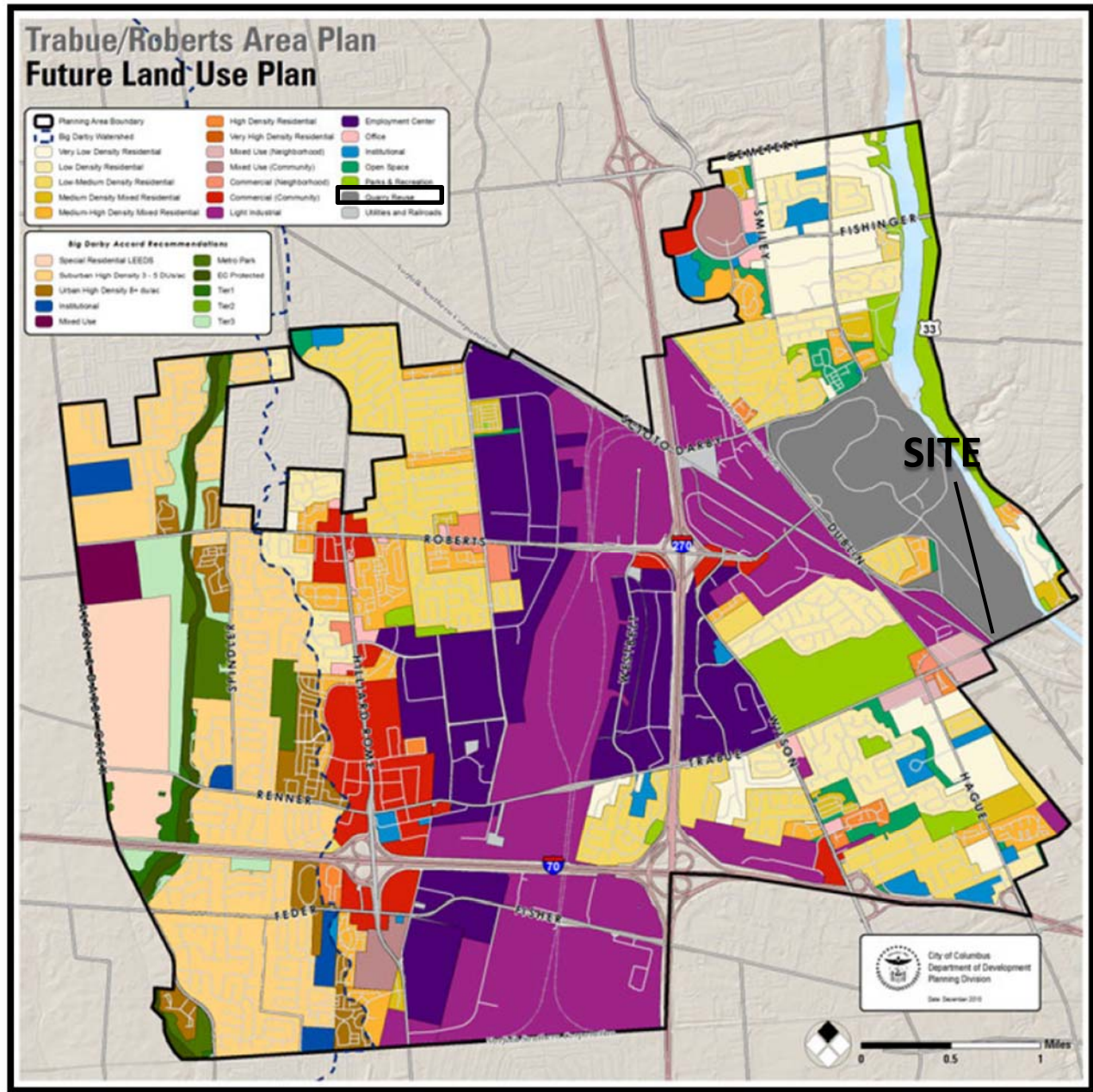


Z21-017 & CV21-020
3136 Trabue Rd.
Approximately 9.22 acres
M to AR-3

Trabue Roberts Area Plan (2011) – “Quarry/Quarry Reuse” Recommended

Quarry/Quarry Reuse N/A

Quarries should be located in existing locations. Reuse of quarry should be restored in a manner that is compatible with the community and maximize recreational reuse potential where appropriate.



Z21-017
 3136 Trabue Rd.
 Approximately 9.22 acres
 M to AR-1



Z21-017 & CV21-020
3136 Trabue Rd.
Approximately 9.22 acres
M to AR-3

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

Case Number Z21-017

Address 3136 Trabue Road

Group Name West Scioto Area Commission

Meeting Date April 15, 2021

Specify Case Type
 BZA Variance / Special Permit
 Council Variance
 Rezoning
 Graphics Variance / Plan / Special Permit

Recommendation Approval
(Check only one) Disapproval

LIST BASIS FOR RECOMMENDATION:

AMENDED FORM SUBMITTED APRIL 29, 2021

The WSAC met on April 15, 2021 and unanimously approved this application with the following conditions:

We approved Z21-017 and CV21-020 with conditions.* The applicant must update the application(s) reducing building height from 6 to 5 stories. Additionally, building drawings and other specifics (i.e., materials) were not available at the time of our meeting – so our approval was also contingent upon WSAC being provided those prior to any action by the Development Commission. Both applications were unanimously approved under these conditions.

*Conditions have been met.

Vote 8-0

Signature of Authorized Representative Kristen E. McKinley
Digitally signed by Kristen E. McKinley
Date: 2021.04.29 13:23:21 -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.

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 #: Z21 - 017

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) Charles Campisano
of (COMPLETE ADDRESS) Thrive Companies, 842 North 4th Street, Suite 200, 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)

<p>1. QT Apartments II, LLC; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: Zero (0) Contact: Charles Campisano, (614) 496-8275</p>	<p>2. Thrive Companies; 842 N 4th St, Ste 200, Columbus, OH 43215; # Cols-based emps: 49 Contact: Joseph M. Reidy, (614) 721-0682</p>
<p>3. -----</p>	<p>4. -----</p>

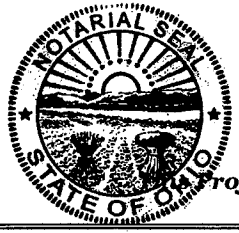
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 20th day of June, in the year 2022


SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires _____



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

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