

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2003**

- 7. APPLICATION: Z02-028**  
**Location:** **5151 TRABUE ROAD (43026)**, being 5.4± acres located on the south side of Trabue Road, 300± feet east of Walcutt Road.  
**Existing Zoning:** R, Rural District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Manufacturing development.  
**Applicant(s):** James V. Pearson, Jr.; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.  
**Property Owner(s):** The Applicant.  
**Planner:** Don Bier, 645-0712; drbier.columbus.gov

**BACKGROUND:**

- o The 5.4± acre site is developed with several single-family dwellings and accessory buildings and is zoned in the R, Rural Residential District. The applicant requests the L-M, Limited Manufacturing District for office and unspecified manufacturing development.
- o An office/warehouse zoned in the M-2, Manufacturing District and single-family dwelling zoned in the R-1, Residential District are located to the north. An office-warehouse zoned in the M-2, Manufacturing District is located to the west. An electric substation and billboards zoned in the L-M-2, Limited Manufacturing District are located to the south. A vacant lot and a business in Prairie Township, and an office/ warehouse zoned in the M, Manufacturing District are located to the west.
- o The site is located within the boundaries of the *West Columbus Interim Concept*, which recommends industrial/manufacturing uses. The proposed manufacturing and office uses are consistent with the area plan.
- o The limitation text provides appropriate use restrictions and development standards for site access, parking and maneuvering, street trees and headlight screening, lighting and graphics restrictions and commitments to a sidewalk along Trabue Road and Parkland Dedication Ordinance requirements.
- o The *Columbus Thoroughfare Plan* identifies Trabue Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline. The Franklin County Engineer's Office classifies Trabue Road as a Major Arterial requiring 60 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The applicant requests the L-M, Limited Manufacturing District for manufacturing and office uses. The requested manufacturing uses are consistent with recommendations of the *West Columbus Interim Concept* and proposed offices reflect existing zoning and development of this area. The limitation text provides use restrictions consistent with the *West Columbus Interim Concept* and existing zoning and development patterns and development standards that provide for street trees and headlight screening.