

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 12, 2025**

- 8. APPLICATION:** [Z25-010](#)  
**Location:** **3459 TRABUE RD. (43204)**, being 4.7± acres located on the south side of Trabue Road, 915± feet west of McKinley Avenue (146-298089 and four others; West Scioto Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Request:** AR-1, Apartment Residential District (H-35).  
**Proposed Use:** Multi-unit residential development.  
**Applicant(s):** Preferred Living; c/o David Hodge, Atty.; 8000 Walton Parkway; Suite 120, New Albany, OH 43054.  
**Property Owner(s):** Angelo Dallas; 6173 Sunny Vale Drive; Columbus, OH 43228.  
**Planner:** Alyssa Saltzman; 614-645-9625; [ADSaltzman@columbus.gov](mailto:ADSaltzman@columbus.gov)

**BACKGROUND:**

- The 4.7± acre site consists of five parcels, each developed with a single-unit dwelling, in the CPD, Commercial Planned Development District. The applicant requests the AR-1, Apartment Residential District to allow for the development of a ~~438~~ **126** dwelling unit apartment complex.
- North of the site is a self-storage facility in the L-M, Limited Manufacturing District, and single-unit dwellings in the R, Rural district of Norwich Township. East of the site are a proposed multi-unit residential development in the AR-1, Apartment Residential District and a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. West of the site is a single-unit dwelling and a bar in the R, Rural District of Norwich Township.
- Companion CV25-022 has been filed to reduce the minimum parking lot perimeter screening landscaped area width from four feet to one foot, to reduce the required building line, and reduce the required perimeter yard. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is within the planning boundaries of the *Trabue Roberts Area Plan* (2011), which recommends “Mixed Use Neighborhood” land uses at this location. The site is also subject to early adoption of *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2019).
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way from centerline.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional Approval

The proposed AR-1, Apartment Residential District will allow multi-unit residential development uses. The *Trabue Roberts Area Plan* recommends “Neighborhood Mixed Use,” which includes a density recommendation of 16-45 dwelling units per acre at this location. The proposed development is consistent with the Plan’s recommended land use and density as well as the existing zoning and development pattern along Trabue Road and McKinley Avenue. Additionally, the proposal meets the city’s objective to provide more housing in all neighborhoods throughout the City of Columbus. ~~Both the City of Columbus, Department of Public Service, Division of Traffic Management and the Franklin County Engineer will require a proportional contribution towards future roadway improvements at the intersections of Trabue Road and McKinley Avenue, and Trabue Road and Dublin Road/Marblevista Boulevard for the City of Columbus, and to Trabue Road and Hauge Avenue for the Franklin County Engineer’s Office. Upon the resolution of any traffic comments, City Departments’ recommendation can be for full approval.~~

~~The Division of Traffic Management has reached out to the Franklin County Engineer’s Office for a contribution amount toward the intersection of Trabue Road and Hauge Avenue.~~

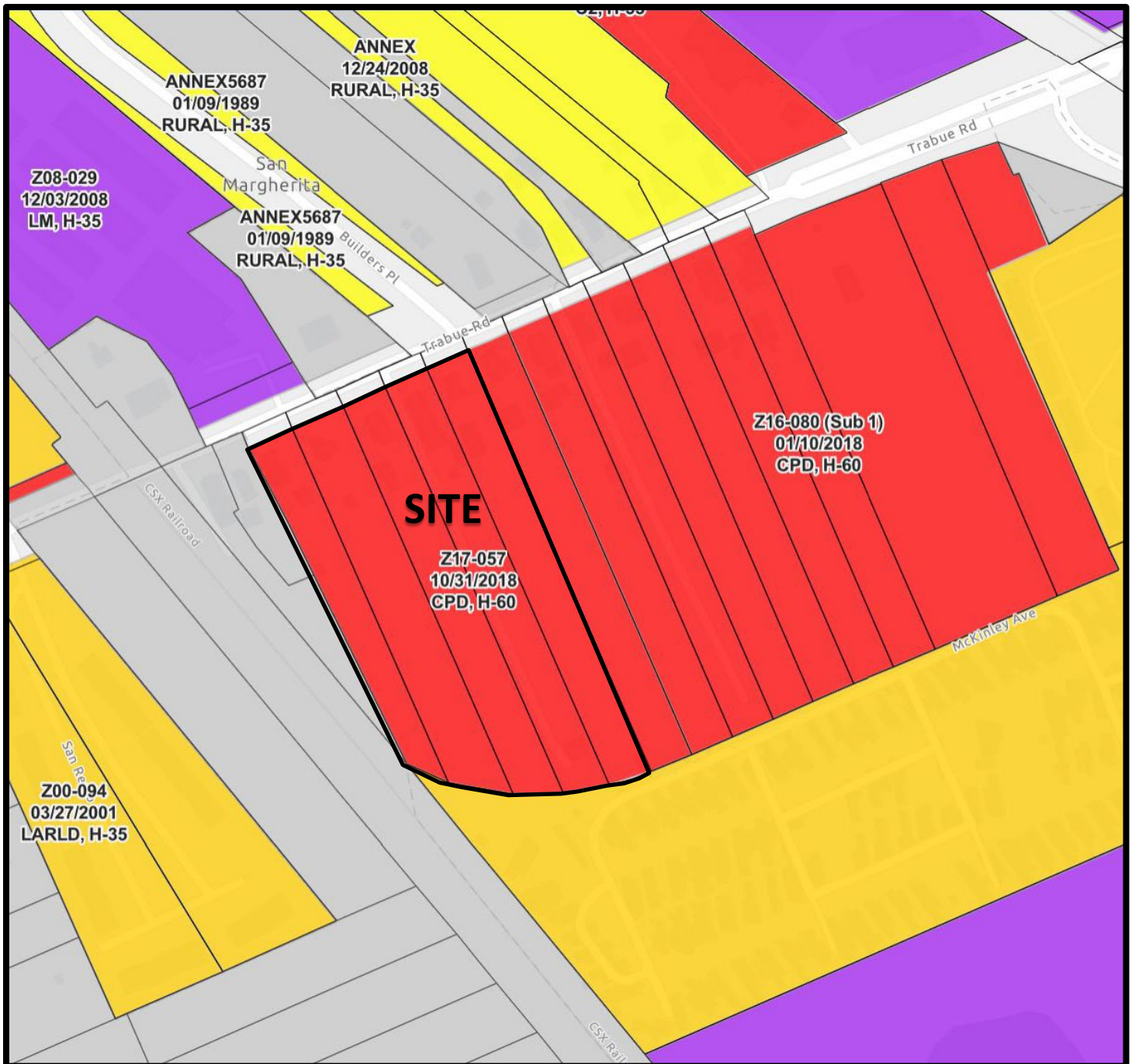
~~Additionally, the Division of Traffic Management requests the current version of the site plan that is proposed to be committed to with Council Variance Application #CV25-022~~

~~The following commitment language has been prepared for the intersections of Trabue Road and McKinley Avenue and Trabue Road and Dublin Road / Marblevista Boulevard:~~

- ~~• The developer shall be responsible for a contribution toward potential future improvements to be determined by the Department of Public Service to the City of Columbus to be applied toward future roadway improvements that would address traffic operations at the intersections of Trabue Road and McKinley Avenue and Trabue Road and Dublin Road / Marblevista Boulevard. The contribution is to be the lesser of 1.94% of the estimated future improvements at the intersections of Trabue Road and McKinley Avenue and Trabue Road and Dublin Road / Marblevista Boulevard or \$235,904.00.~~

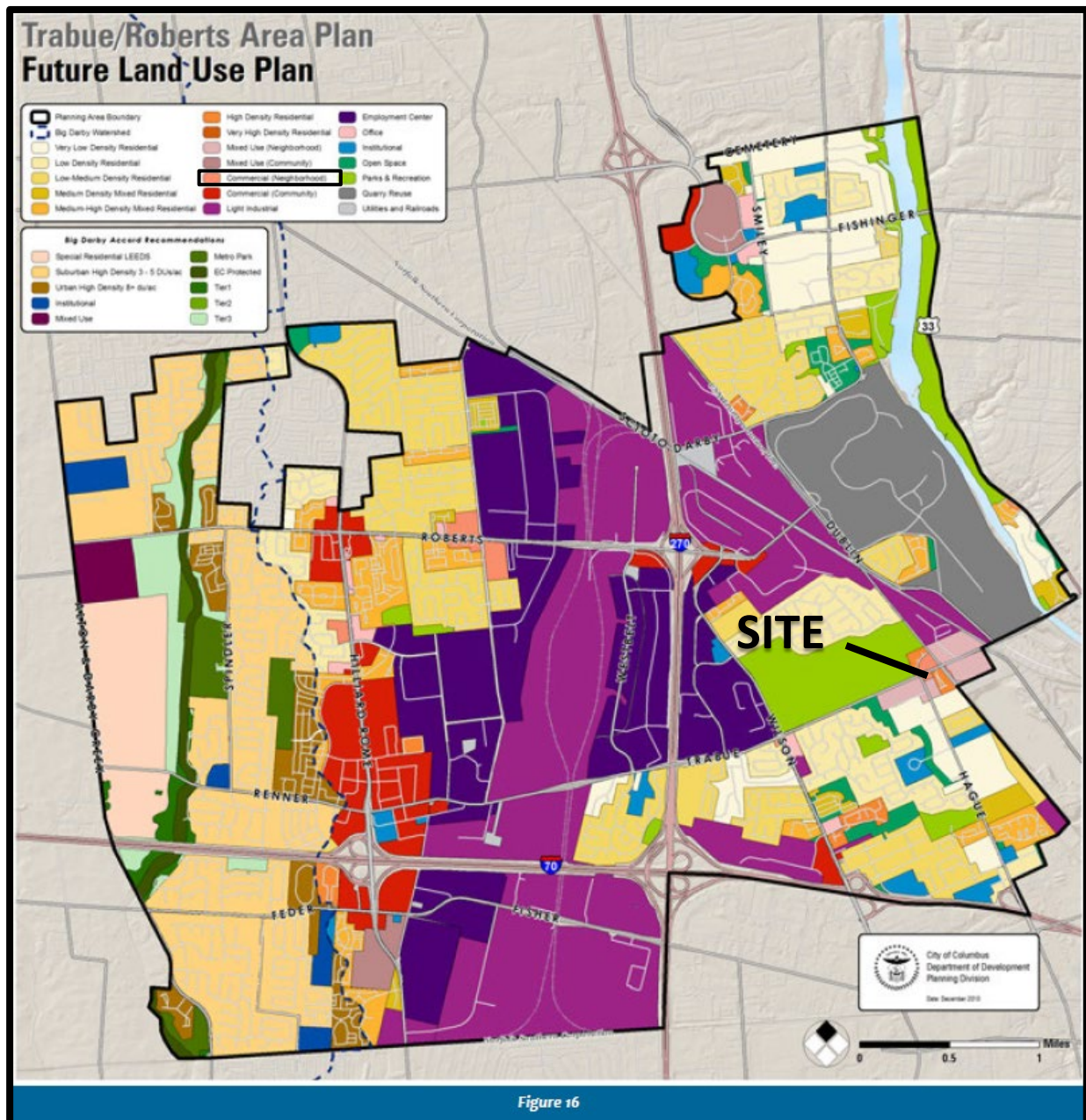
**The following traffic-related commitments for this area have been established and are contained in the commitments for Council Variance application #CV25-022:**

- 1. The developer will be responsible for an amount not to exceed \$35,650 contribution toward potential future improvements at the intersection of Trabue Road and Hauge Avenue based on 1.15% of the feasibility study’s 2022 Construction Cost Estimate. This contribution will need to go through the FCTID process to formalize the agreement/contribution.**
- 2. The developer shall be responsible for a contribution of \$32,832.00 to the City of Columbus, Department of Public Service to be applied toward future roadway improvements that would address traffic operations at the intersections of Trabue Road and McKinley Avenue and Trabue Road and Dublin Road / Marblevista Boulevard.**



Z25-010  
CPD to AR-1  
3459 TRABUE ROAD (43204)  
Approximately 4.7 acres





Z25-010  
 CPD to AR-1  
 3459 TRABUE ROAD (43204)  
 Approximately 4.7 acres





Z25-010  
CPD to AR-1  
3459 TRABUE ROAD (43204)  
Approximately 4.7 acres

## 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** Z25-010 and CV25-022

**Address** 3459 Trabue Road

**Group Name** West Scioto Area Commission

**Meeting Date** May 15, 2025

**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:

These applications were approved by a vote of 5-3-0. There was a lot of discussion surrounding traffic both volume and pattern. There is still much disappointment that developers have not worked with displaced businesses to keep them in the area and that the projects will not have any retail in them as first suggested. It is, however, noted that two of the businesses that remain in this corridor will both be staying but that the developers developing these projects will own them. Johnnys is already owned by this developer and another developer has reached an agreement with the current owner of Fairweathers that she will be permitted to operate it once it is rebuilt as part of their project. I note, however, businesses where the owner intended to continue to own and operate their business were pushed out of the area, had to find another location (out of the area) and, unfortunately recently discontinued its business operations (ie. Sparanos pizza).

PLEASE SEE PAGE TWO FOR ADDITIONAL COMMENT

**Vote** 5-3-0

**Signature of Authorized Representative** Kristen E. McKinley Digitally signed by Kristen E. McKinley  
Date: 2025.05.19 11:40:07 -04'00'

**Recommending Group Title** West Scioto Area Commission

**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.

Z25-010 and CV 25-022, City recommendation form, page two

The city has been asked repeatedly to help find essential services and other businesses for the West Scioto Area via their networking and connections with developers and business leaders. Unfortunately, the commission has been patently ignored in this matter, and all that we have received is more and more apartments that rely only on the use of cars for residents to access any necessary services or to live in that area.

Lastly, there was concern about whether there will be a roundabout at Trabue and Hague. It was requested that this application be approved with the contingency that city, state, and county agencies provide assurances that there will be no roundabout at this intersection. There will also need to be right in and right out access from this property.



## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • [ZoningInfo@columbus.gov](mailto:ZoningInfo@columbus.gov) • [www.columbus.gov/bzs](http://www.columbus.gov/bzs)

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z25-010

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) Eric Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 120 New Albany, Ohio 43054

deposes and states that they are 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:

For Example:      Name of Business or individual  
                            Contact name and number  
                            Business or individual's address; City, State, Zip Code  
                            Number of Columbus-based employees

1. Angelo Dallas 6173 Sunny Vale Drive Columbus, Ohio, 43228 (Zero Columbus-based employees)	2. Preferred Living 750 Communications Parkway, Suite 200 Columbus, Ohio 43214 (70 Columbus-based employees)
3.	4.

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

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 14<sup>th</sup> day of March, in the year 2025

  
SIGNATURE OF NOTARY PUBLIC

1-26-2025  
My Commission Expires

Notary Seal Here



ELIZABETH CARON  
Notary Public, State of Ohio  
My Commission Expires  
January 26, 2030

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