

**STAFF REPORT**  
**DEVELOPMENT COMMISSION**  
**ZONING MEETING**  
**CITY OF COLUMBUS, OHIO**  
**JUNE 14, 2018**

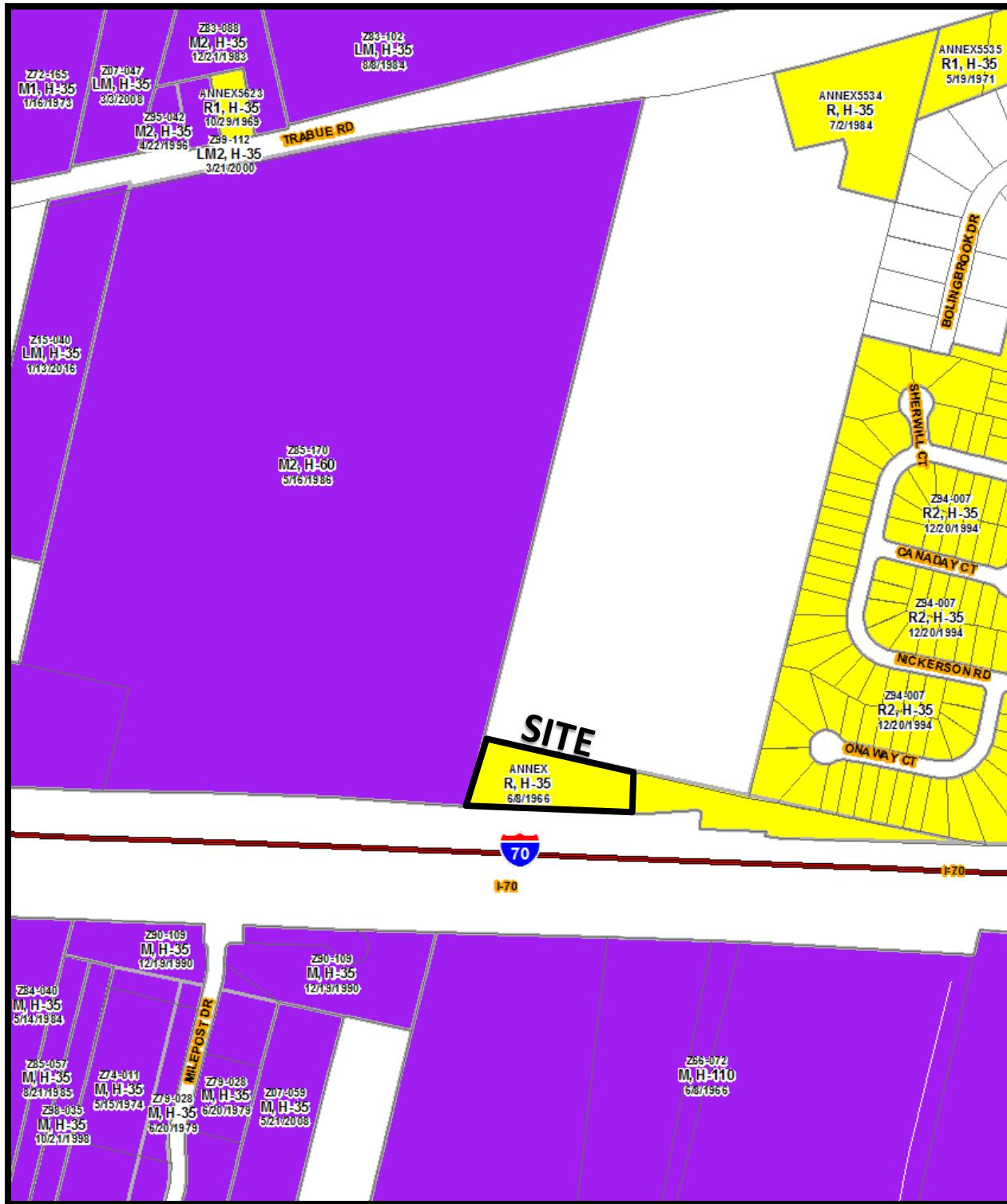
<b>2. APPLICATION:</b>	<b>Z18-029</b>
<b>Location:</b>	<b>5089 TRABUE ROAD (43228)</b> , being 1.48± acres located 1,820± feet south of Trabue Road along I-70 West (570-298034).
<b>Existing Zoning:</b>	R, Rural District.
<b>Request:</b>	M-2, Manufacturing District.
<b>Proposed Use:</b>	Parking to serve adjacent industrial uses.
<b>Applicant(s):</b>	BT OH LLC; c/o Thaddeus M. Boggs; 10 West Broad Street, Suite 2300; Columbus, OH 43215.
<b>Property Owner(s):</b>	Same as applicant.
<b>Planner:</b>	Michael Maret; 614-645-2749; <a href="mailto:mjmaret@columbus.gov">mjmaret@columbus.gov</a>

**BACKGROUND:**

- The 1.48± acre site consists of a single parcel zoned in the R, Rural District. The applicant proposes the M-2, Manufacturing District expand the parking lot for the adjacent industrial use to the west. Because the parcel cannot be combined with the adjacent industrial parcel, a Council variance is also being sought to permit parking as a primary use.
- The site is bordered to the north by undeveloped lands in the M-2, Heavy Manufacturing District of Prairie Township (also slated for parking lot development), to the south by I-70W, to the east by railroad right-of-way and to the west by a shipping facility in the M-2, Manufacturing District.
- Concurrent CV18-030 has been filed to allow parking as a primary use in the M-2, Manufacturing District and to reduce parking setback, maneuvering, and parking lot landscaping requirements. 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 *Trabue/Roberts Area Plan* (2011), which recommends “light industrial” uses for this location.

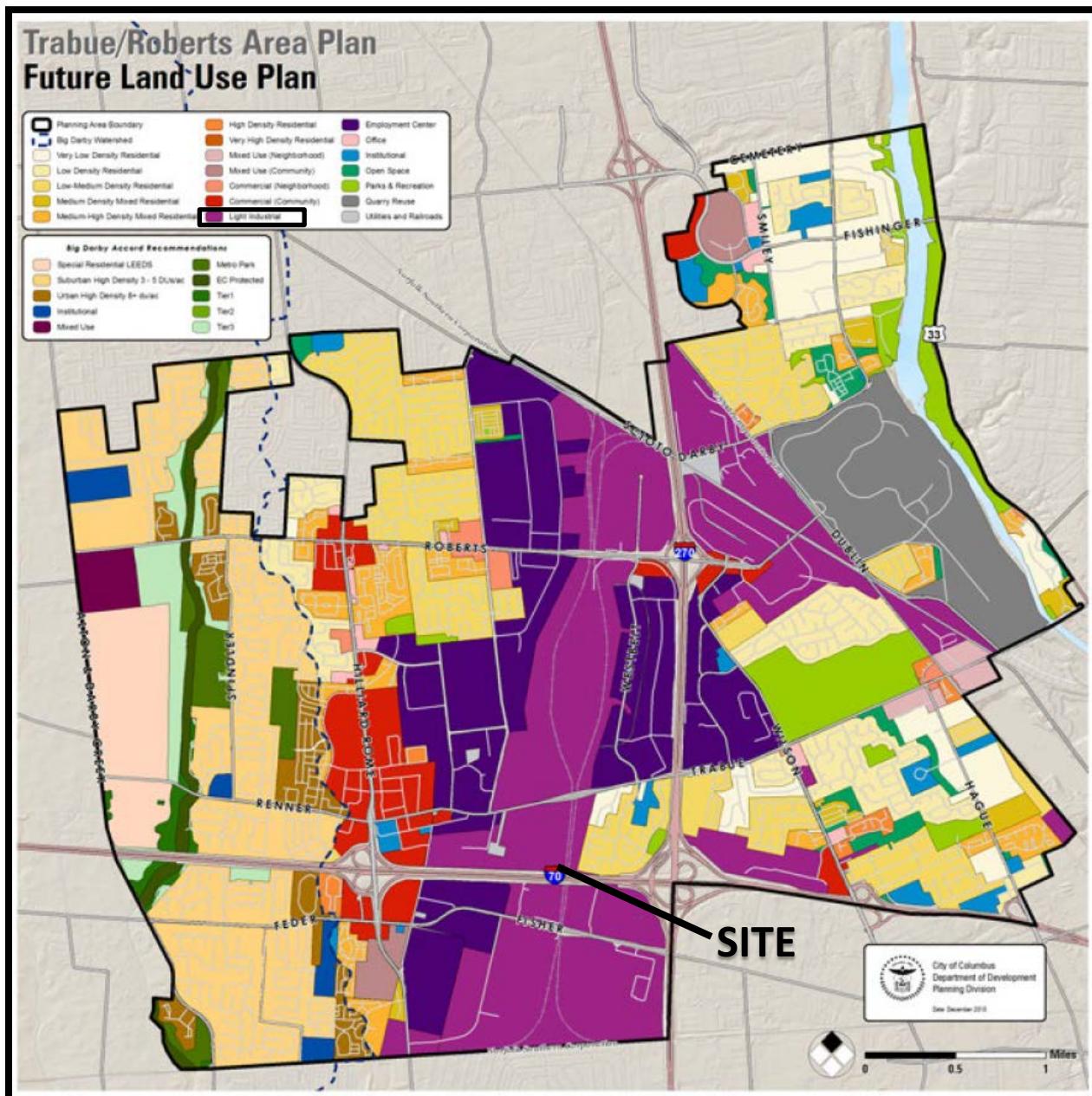
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested M-2, Manufacturing District classification will match adjacent zoning for which the proposed parking development will service. While the intended use requires a Council variance, staff supports the proposed M-2, Manufacturing District as the *Trabue/Roberts Area Plan* recommends Industrial uses for this location.

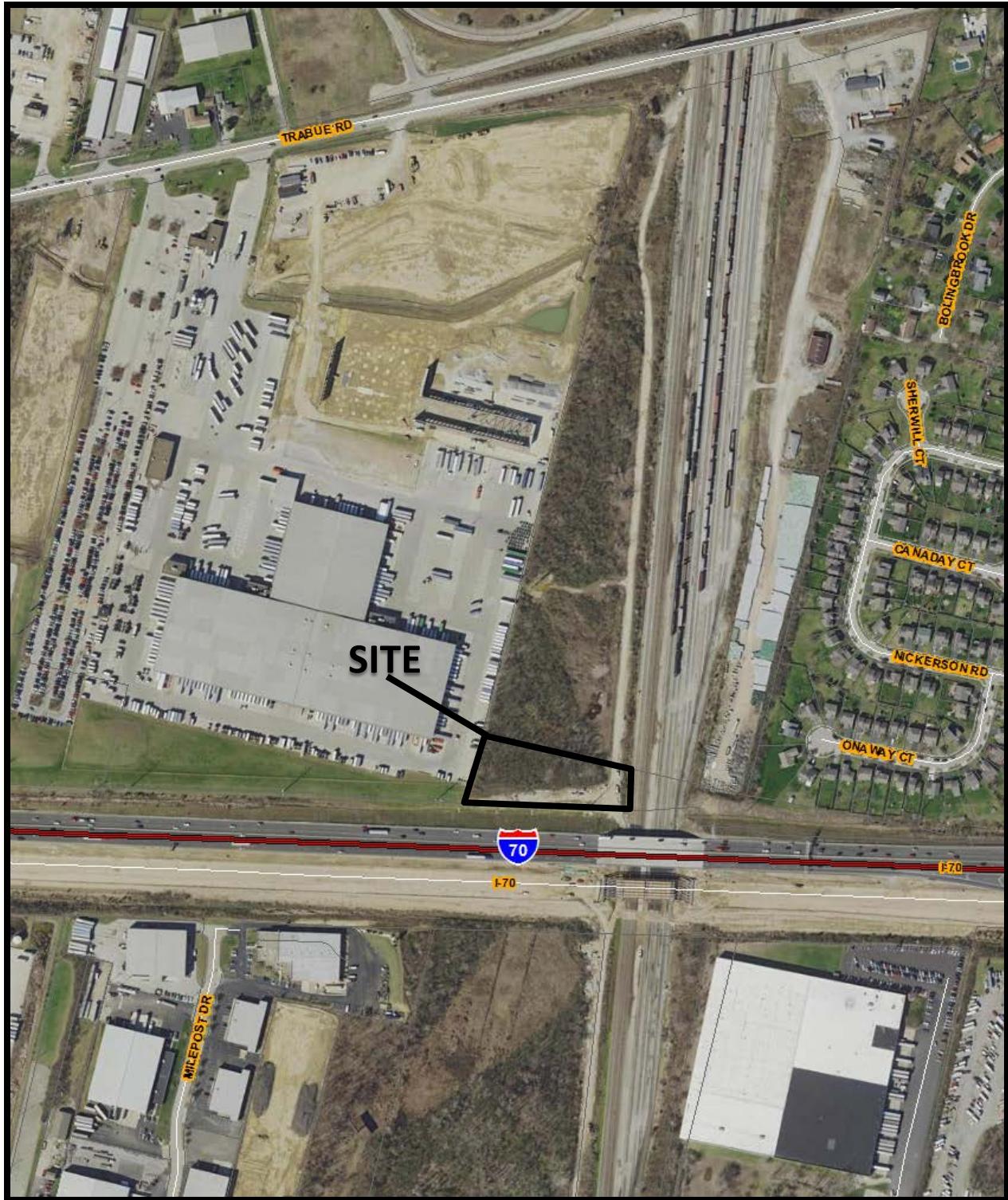


Z18-029  
5089 Trabue Road  
Approximately 1.48 acres  
R to M-2

## Trabue Roberts Area Plan (2011) – Light Industrial



Z18-029  
 5089 Trabue Road  
 Approximately 1.48 acres  
 R to M-2



Z18-029  
5089 Trabue Road  
Approximately 1.48 acres  
R to M-2

## **PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION #: 218-029

STATE OF OHIO  
COUNTY OF FRANKLIN

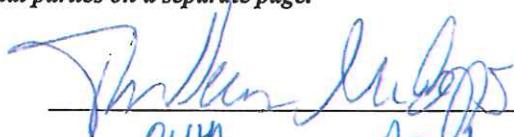
Being first duly cautioned and sworn (NAME) THADDEUS M. BOGGS  
of (COMPLETE ADDRESS) FROST BROWN TODD LLC, 10 WEST BROAD ST., SUITE 2300, COLUMBUS, OHIO 43215  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the  
following is a list of all persons, 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  
Business or individual's address  
Address of corporate headquarters  
City, State, Zip  
Number of Columbus based employees  
Contact name and number

1. <b>BT OH LLC</b> 55 GLENLAKE PARKWAY NE ATLANTA, GA 30328 <i>Appx. 1800 (varies)</i> JOHN WRIGHT, 901-573-3495	2.
3.	4.

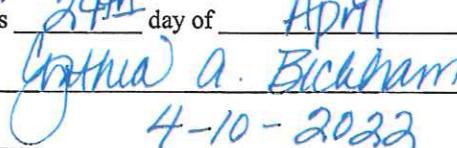
*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT



Subscribed to me in my presence and before me this 24th day of April, in the year 2018

SIGNATURE OF NOTARY PUBLIC

  
4-10-2022

My Commission Expires:



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

Cynthia A. Bickham  
Notary Public, State of Ohio

Licking County 2022

*My Commission Expires April 10, 2022*

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.

Applications must be submitted by appointment. Call 614-645-4522 to schedule.

**Please make all checks payable to the Columbus City Treasurer**