

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 13, 2016**

2. **APPLICATION:** **Z16-049**
 Location: **5249 TRABUE ROAD (43228)**, being 0.82± acres located on the south side of Trabue Road, 200± feet west of Renner Road (560-218220).

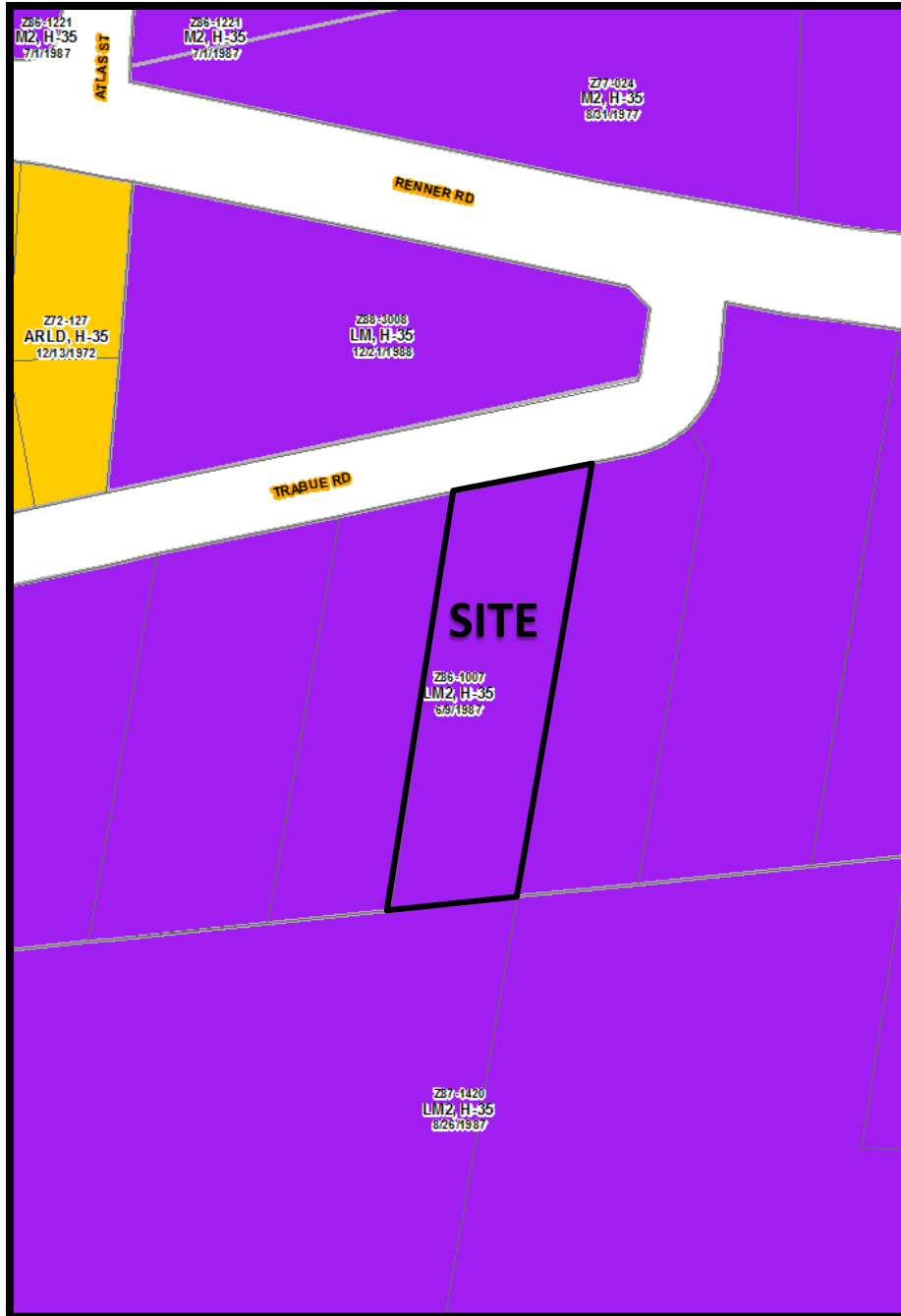
 Existing Zoning: L-M-2, Limited Manufacturing District.
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Wholesale and retail market with restaurant and patio.
 Applicant(s): Frank Gonzalez; 5249 Trabue Road; Columbus, OH 43228.
 Property Owner(s): The Applicant.
 Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

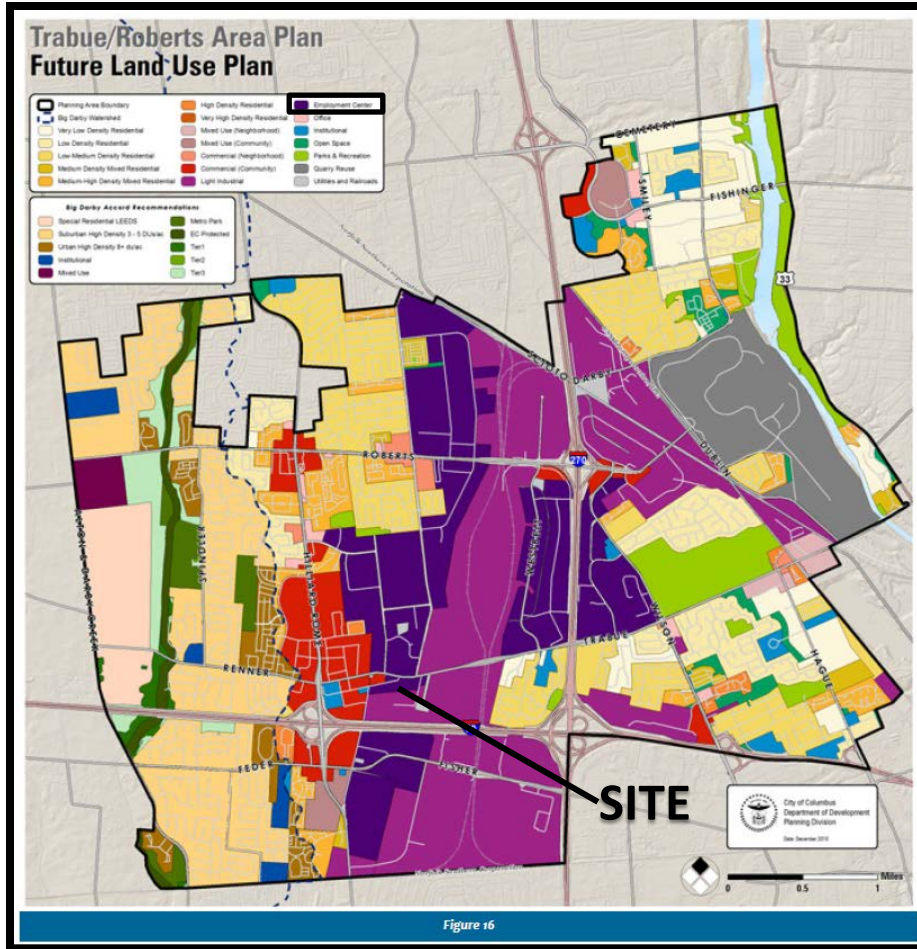
- The 0.82± acre site consists of one parcel zoned in the L-M-2, Limited Manufacturing District developed with a wholesale business. The applicant is requesting the L-M, Limited Manufacturing District to permit the existing business to operate a retail market, restaurant and patio in conjunction with the wholesale business.
- North of the site is an industrial/office building zoned in the L-M, Limited Manufacturing District. To the east, west, and south are industrial/office and distribution uses zoned in the L-M-2, Limited Manufacturing District.
- The site is located in the planning area of *Trabue/Roberts Area Plan* (2011) which recommends employment center uses at this location.
- Permitted uses in the limitation text include all less objectionable uses as permitted in the M, Manufacturing District. Commercial uses at this site will be limited to the retail market, restaurant and patio uses directly related to the existing wholesale business at this location. Prohibited uses from the existing L-M-2, Limited Manufacturing District are being maintained. The text also limits the site to only one access point from Trabue Road.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow the applicant to operate a retail market, restaurant, and patio that are directly related to the existing wholesaling business and will not introduce incompatible uses to the area. While the *Trabue/Roberts Area Plan* recommends employment center uses, Staff is supportive of the limited commercial and manufacturing uses permitted in this requested district.



Z16-049
5249 Trabue Road
Approximately 0.82 acres
L-M-2 to L-M



Z16-049
5249 Trabue Road
Approximately 0.82 acres
L-M-2 to L-M



Z16-049
5249 Trabue Road
Approximately 0.82 acres
L-M-2 to L-M

THE CITY OF
COLUMBUS
ANDREW J. GANTHER, MAYOR

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 # 216-049

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) FRANK GONZALEZ
of (COMPLETE ADDRESS) 5249 TRABUE RD, COLUMBUS OH 43228
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. <u>FRANK GONZALEZ</u> <u>5249 TRABUE RD</u> <u>COLUMBUS, OH 43228</u>	2.
3.	4.

Check here if listing additional parties on a separate page.

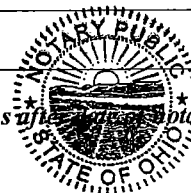
SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 12 day of August, in the year 2016

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

5/8/21



BENTINA LONG

Notary Public, State of Ohio
My Comm. Expires 05-08-2021

This Project Disclosure Statement expires six months after notarization.

Notary Seal Here

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