

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 10, 2008**

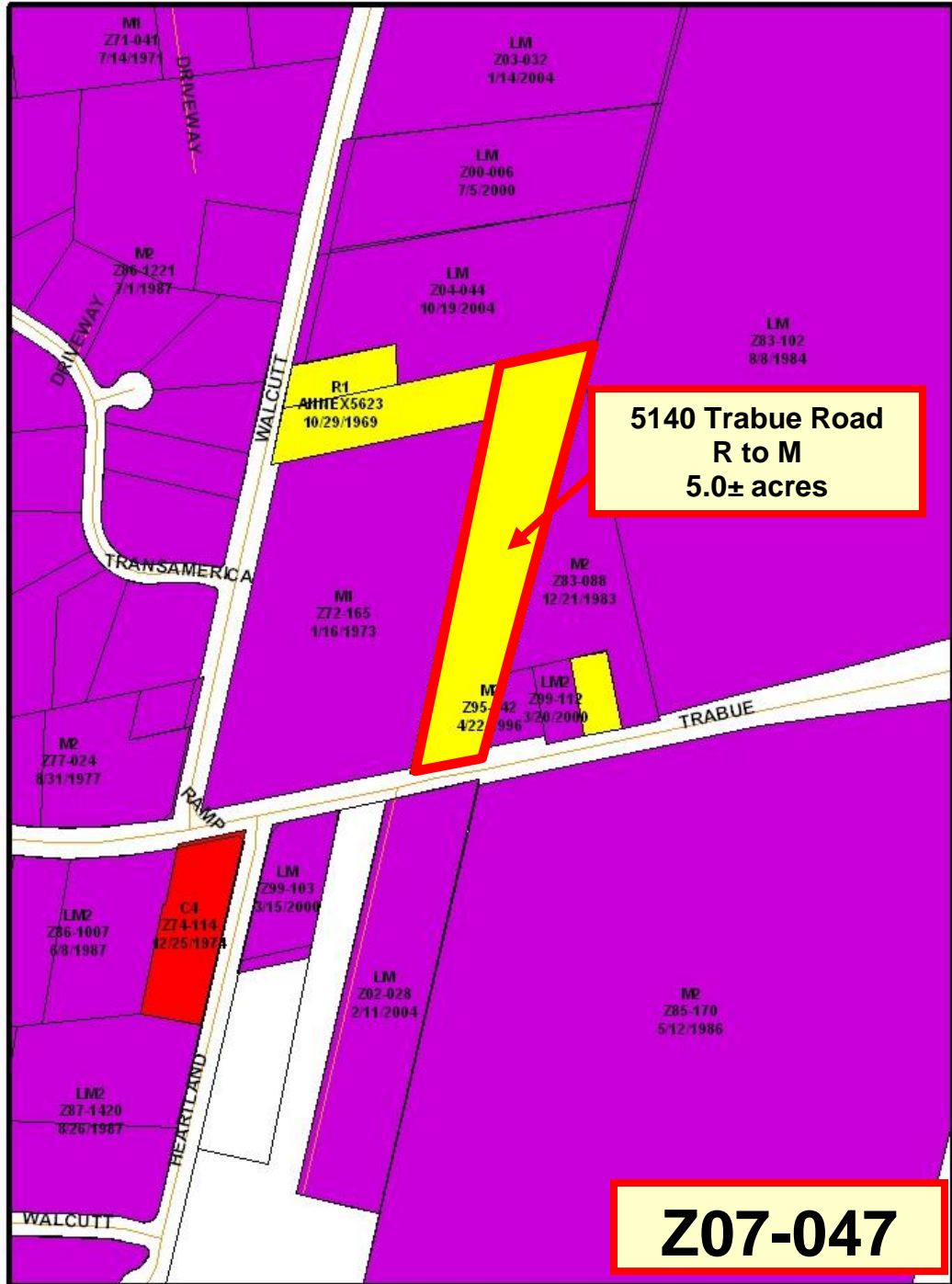
- 6. APPLICATION: Z07-047**
- Location:** **5140 TRABUE ROAD (43228)**, being 5.0± acres located on the north side of Trabue Road, 600± feet east of Walcutt Road (560-154572).
- Existing Zoning:** R-1, Residential District.
- Request:** L-M, Manufacturing District.
- Proposed Use:** Manufacturing or commercial use.
- Applicant(s):** ACA Real Estate; c/o Michael Sliemers, Agent.; 5140 Trabue Road, Columbus, OH 43228.
- Property Owner(s):** ACA Real Estate; 3945 Brookham Drive, Grove City, OH 43123.
- Planner:** Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

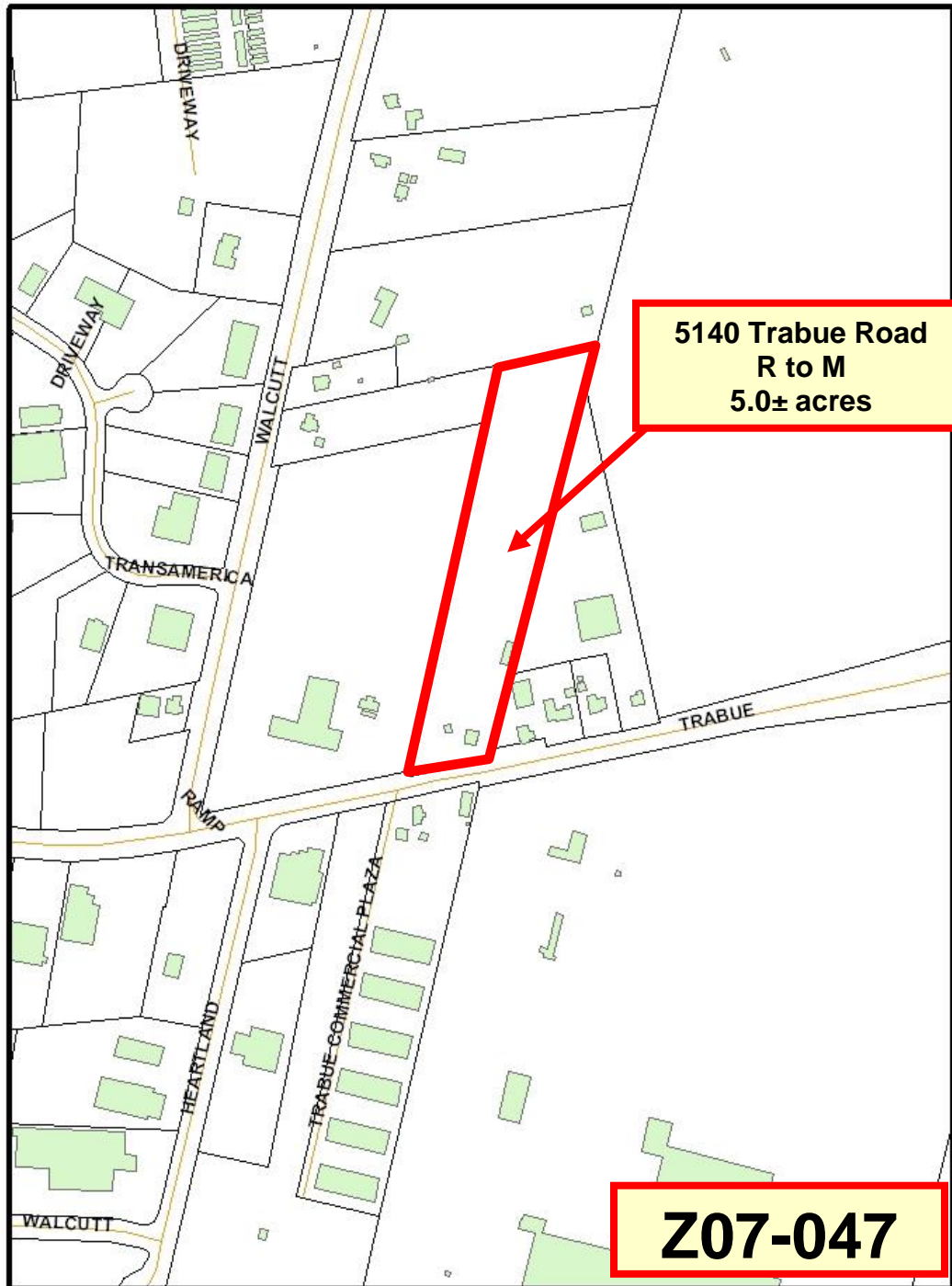
BACKGROUND:

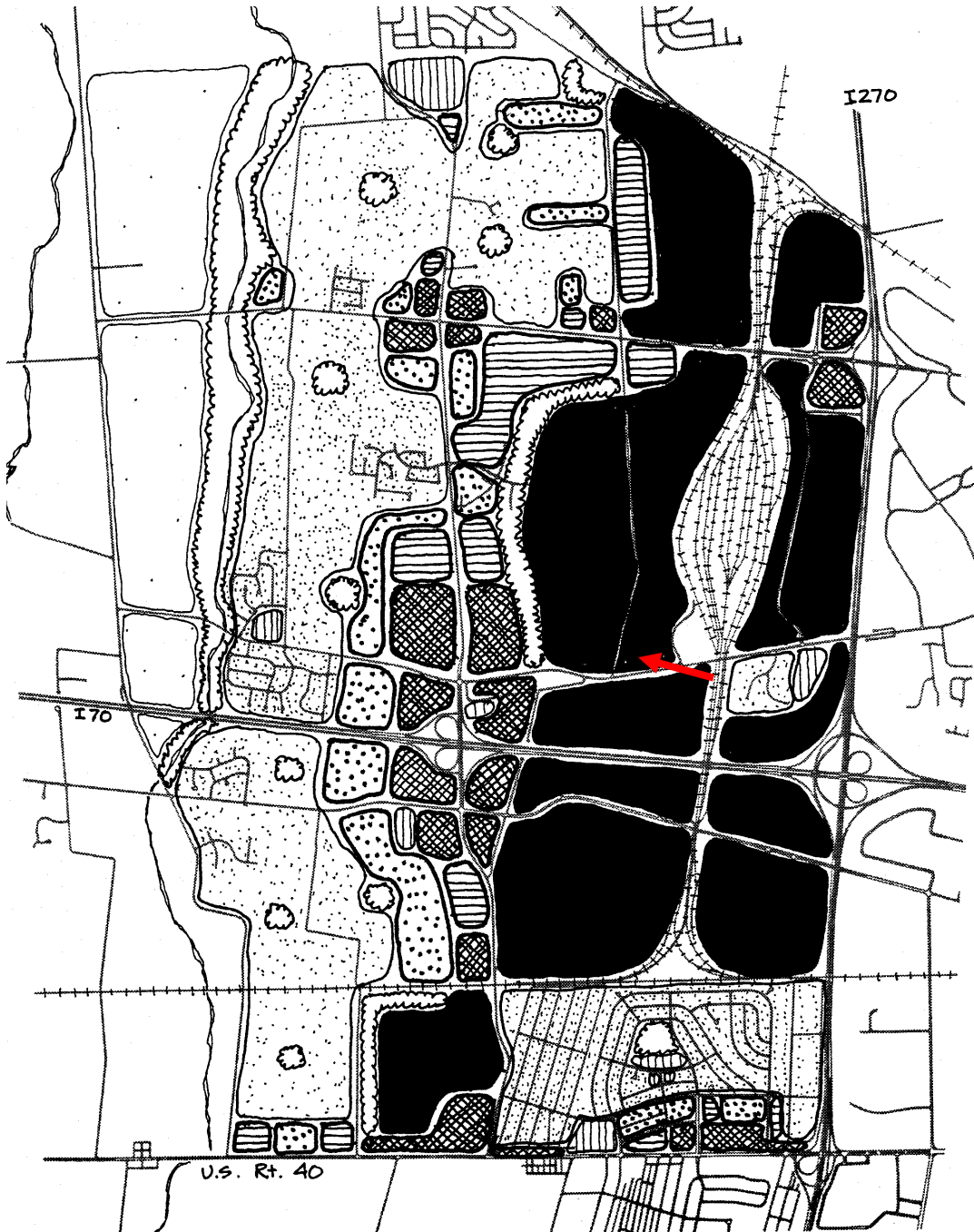
- o The 5.0± acre site is developed with a single-family dwelling zoned in the R-1, Residential District. The site has been zoned R-1, Residential since it was annexed in 1969. The applicant is requesting the L-M, Limited Manufacturing District to allow manufacturing and/or office uses on the property.
- o To the north is a single-family dwelling zoned in the L-M, Limited Manufacturing District. To the south across Trabue Road is a vacant house zoned in the L-M, Limited Manufacturing District. To the east is a warehouse in the M-2, Manufacturing District and a railroad yard located in the L-M, Limited Manufacturing District. To the west is a contractor's facility zoned in the M-1, Manufacturing District and a single-family dwelling zoned in the R-1, Residential District.
- o The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991) which proposes industrial/ manufacturing development at this site.
- o The limitation text contains use restrictions, screening, and lighting controls.
- 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.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District will allow manufacturing and/or office development with the use restrictions, screening, and lighting controls. This is one of the few remaining residentially zoned properties in this area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the L-M, Limited Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses in accordance with the *West Columbus Interim Development Concept* (1991).







Recommended Land Use WEST COLUMBUS

Residential SFD (low)	Residential Multi-F.	Institutional	Commercial
Residential SFD	Open Space/Park	Office/Transitional	Industrial/Manuf. ←

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 207-047

Being first duly cautioned and sworn (NAME) Michael A Siemers SR
of (COMPLETE ADDRESS) 3945 Brookham DR Grove city Ohio 43123
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>Michael A Siemers SR</u> <u>3945 Brookham DR</u> <u>Grove city OH 43123</u> <u>(614) 419-3471</u>	2.
3. <u>Stephen F Siemers</u> <u>3945 Brookham DR</u> <u>Grove city OH 43123</u> <u>(614) 419-3470</u>	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 22 day of October in the year 2007

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Michael Siemers
Carrie A Wolford
11/26/2007

This Project Disclosure Statement expires six months after date of notary commission expiration.

Notary Seal Here



CARRIE A. WOLFORD
Notary Public, State of Ohio
My Commission Expires 11-26-07