

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 8, 2014**

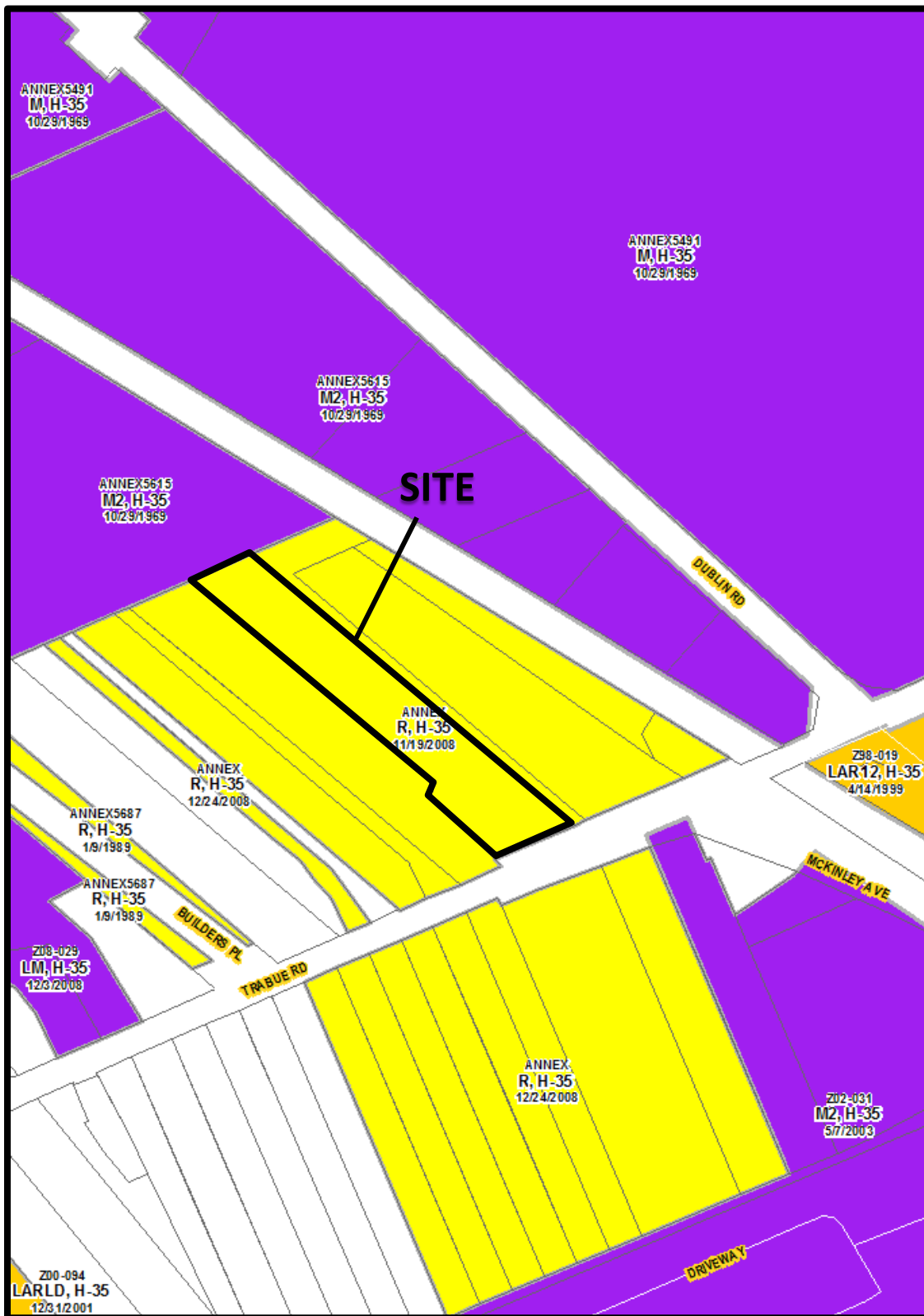
- 3. APPLICATION: Z14-014 (14335-00000-00194)**
Location: **3392 TRABUE ROAD (43204)**, being 2.25± acres located on the north side of Trabue Road, 470± feet west of Dublin Road (203-287900).
Existing Zoning: R, Rural District.
Request: C-2, Commercial District.
Proposed Use: Contractor's office.
Applicant(s): Robert Pomante; 1192 Hope Avenue; Columbus, OH 43212.
Property Owner(s): Joseph and Irene Baljack; 1544 North Hague Avenue; Columbus, OH 43204.
Planner: Tori Proehl, 645-2749, vjproehl@columbus.gov

BACKGROUND:

- The 2.25± acre site is developed with a former party house and cell phone tower in the rear and zoned in the R, Rural District. The applicant requests a rezoning to the C-2, Commercial District to allow the establishment of a contractor's office.
- Surrounding the site are vacant land and industrial buildings to the north and east in the M-2, Manufacturing District. To the south and west are single family dwellings in the R, Rural District.
- The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends commercial for this location.
- The *Columbus Thoroughfare Plan* requires a minimum right-of-way dedication of 50' from centerline along Trabue Road.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested C-2, Commercial District will allow commercial development, and the applicant intends to develop the site with a contractor's office. Staff supports the intended use of the property, as the request is consistent with the *Trabue/Roberts Area Plan* (2011) with respect to land use recommendations, and with the zoning and development patterns of the area.

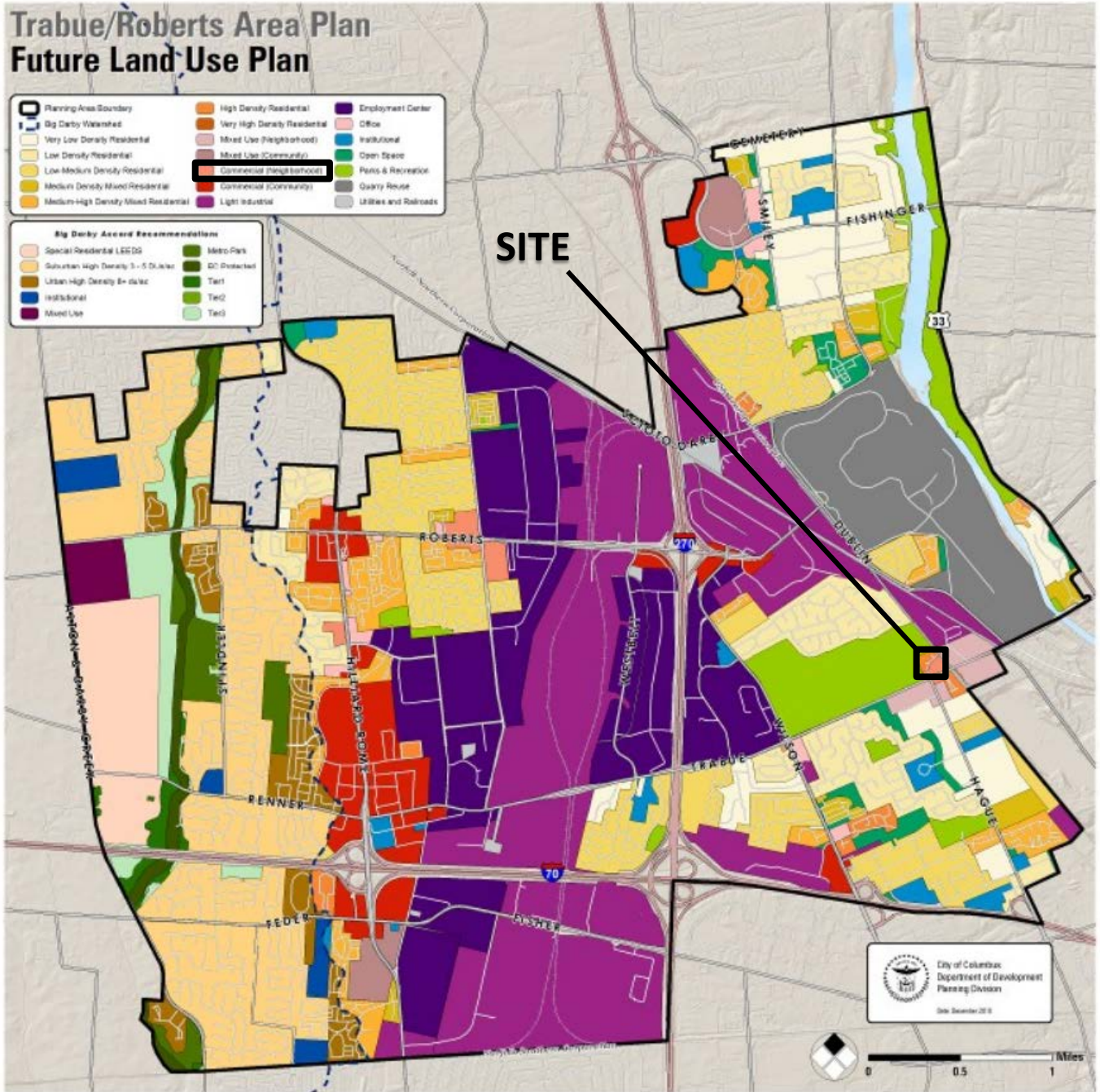


Z14-014
3392 Trabue Road
Approximately 2.25 acres
From R to C-2

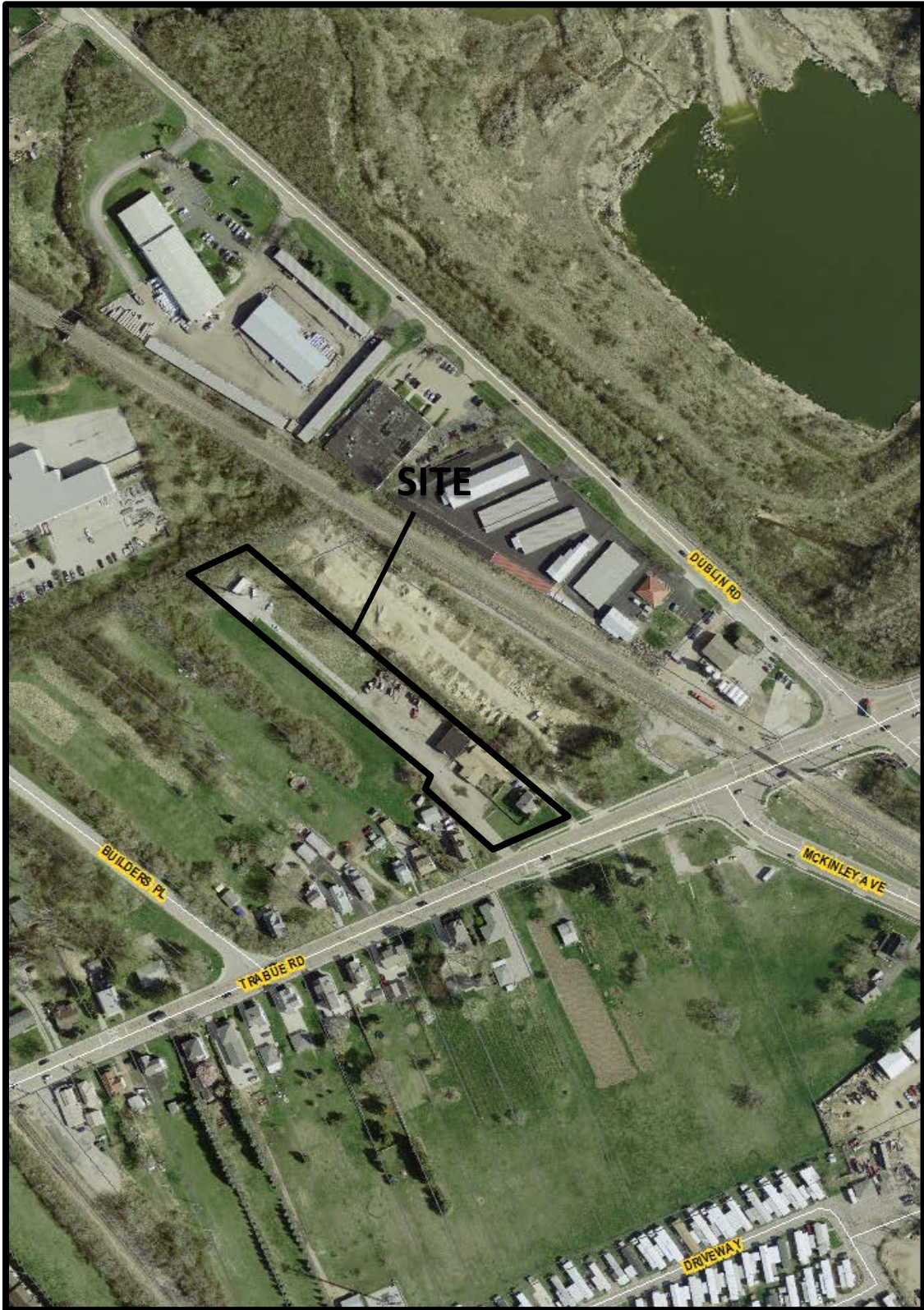
Trabue/Roberts Area Plan Future Land Use Plan

- | | | |
|---------------------------------------|-------------------------------|-------------------------|
| Planning Area Boundary | High Density Residential | Employment Center |
| Big Darcy Washed | Very High Density Residential | Office |
| Very Low Density Residential | Mixed Use (Neighborhood) | Institutional |
| Low Density Residential | Mixed Use (Community) | Open Space |
| Low-Medium Density Residential | Commercial (Neighborhood) | Parks & Recreation |
| Medium Density Mixed Residential | Commercial (Community) | Quality Reuse |
| Medium-High Density Mixed Residential | Light Industrial | Utilities and Railroads |
-
- | | |
|------------------------------------|--------------|
| Special Residential LEEDS | Metro Park |
| Suburban High Density 3-5 Dwellers | OD Protected |
| Urban High Density 6+ Dwellers | Tier1 |
| Institutional | Tier2 |
| Mixed Use | Tier3 |

SITE



Z14-014
3392 Trabue Road
Approximately 2.25 acres
From R to C-2



Z14-014
3392 Trabue Road
Approximately 2.25 acres
From R to C-2



REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

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 # Z14-014

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert Pomante
of (COMPLETE ADDRESS) 1192 Hope Ave. Columbus, OH 43212
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. Robert Pomante 1192 Hope Ave Columbus, OH 43212 7 employees Robert Pomante 614-554-2087	2. Kelly Pomante 1192 Hope Ave Columbus, OH 43212 Kelly Pomante 614-284-3862
3. Pomante Properties, LLC 1192 Hope Ave Columbus, OH 43212 Kelly Pomante 614-284-3862	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

[Handwritten Signature]

Subscribed to me in my presence and before me this 21st day of March, in the year 2014

SIGNATURE OF NOTARY PUBLIC

[Handwritten Signature: Sonia L. Coffee]
5-28-2017

My Commission Expires:

This Project Disclosure Statement expires six months after date of notarization

Notary Seal Here



Sonia L. Coffee
Notary Public, State of Ohio
My Commission Expires 05-28-2017

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