

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

- 5. APPLICATION:** [Z23-012](#)
Location: **3451 TRABUE RD. (43204)**, being 11.2± acres located on the southwest corner of Trabue Road and McKinley Avenue (146-298090 and 8 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): MJK Ventures Trabue LLC, et al; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): MJK Ventures Trabue LLC; 750 Communications Parkway, Suite 200; Columbus, OH 43214.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

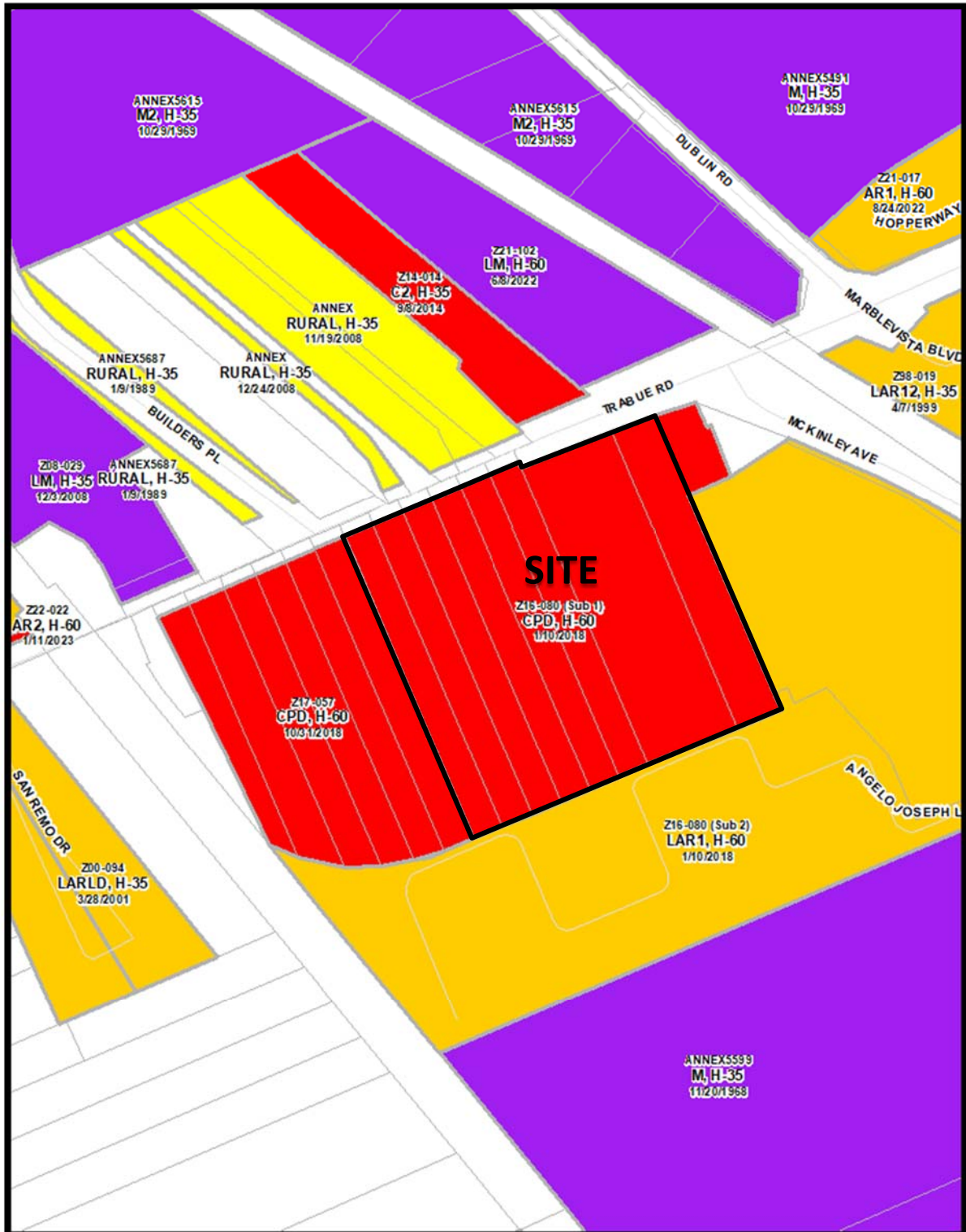
BACKGROUND:

- The 11.2± acre site consists of nine parcels developed with single-unit dwellings in the CPD, Commercial Planned Development District. The requested AR-1, Apartment Residential District will allow multi-unit residential uses with a maximum density of 36.3 dwelling units per acre.
- North of the site is a contractor's office in the C-2, Commercial District, and single-unit dwellings in the R, Rural District in the City of Columbus and Norwich Township. South and east of the site is a multi-unit residential development in the L-AR-1, Limited Apartment Residential District. West of the site are single-unit dwellings in the CPD, Commercial Planned Development District.
- Concurrent CV23-019 has been filed demonstrating a 300-unit apartment complex (26.09 dwelling units per acre) with variances to building setbacks and 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 area of the *Trabue/Roberts Area Plan* (2011), which recommends "Neighborhood Mixed Use" land uses at this location. Additionally, the Plan includes early adoption of the *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 disapproval.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: ~~Conditional~~ ***Approval.**

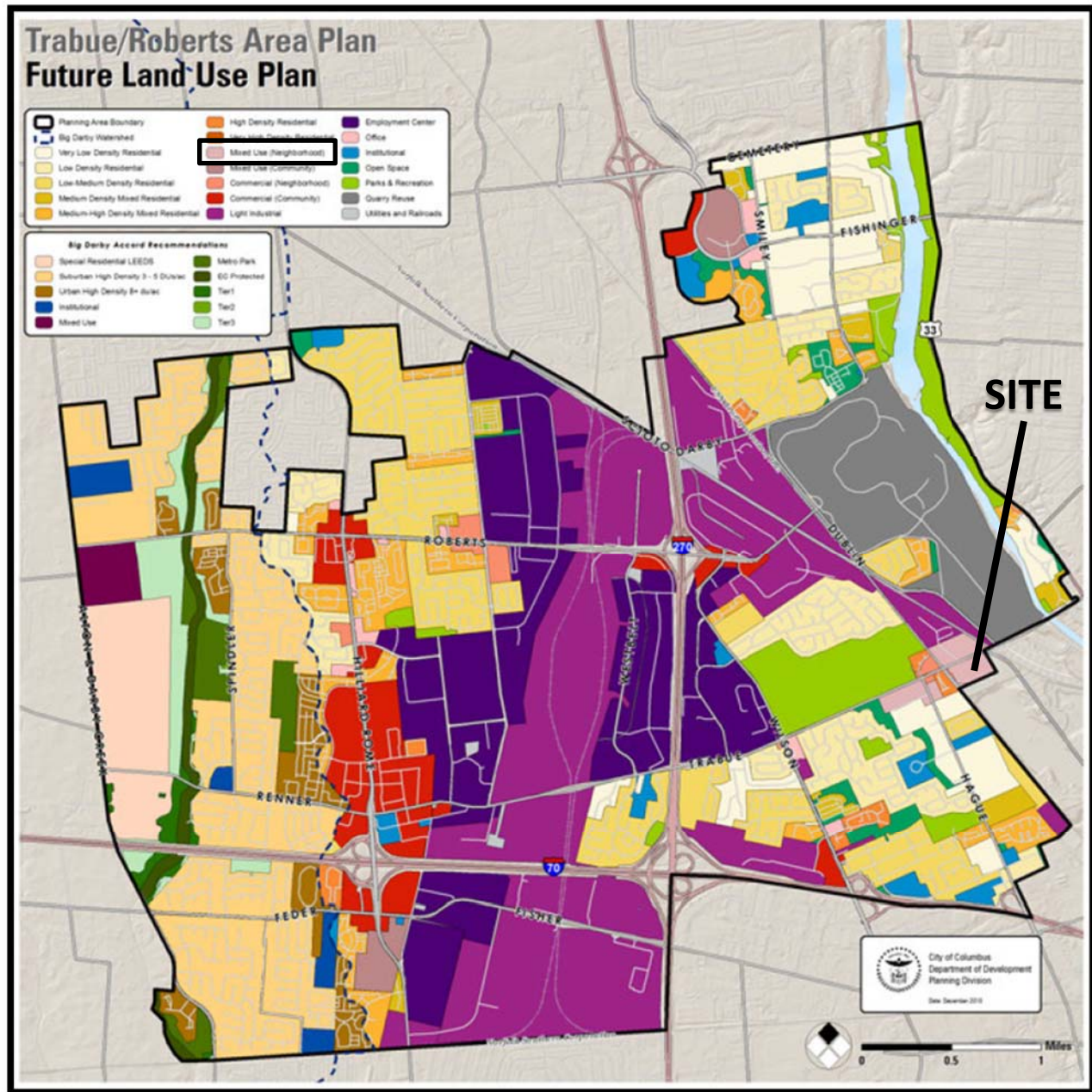
The proposed AR-1, Apartment Residential District will allow multi-unit residential development uses. While the *Trabue/Roberts Area Plan* recommends "Neighborhood Mixed Use," the proposed development is consistent with the existing zoning and development pattern along Trabue Road and McKinley Avenue. Additionally, the proposal meets the city's objective to provide more housing in all neighborhoods throughout the City of Columbus. A revised traffic impact study was submitted on 8/21/2024 and is pending review. Additional commitments and/or access revisions may be necessary based on the results of the approved traffic impact study, along with other commitments and/or contributions. Once all outstanding traffic related issues are approved by the Department of Public Service, City Departments' recommendation will be for full approval.

***All outstanding traffic related comments have been addressed to the approval of the Department of Public Service, resulting in a City Departments' recommendation of approval.**



Z23-012
3451 Trabue Rd.
Approximately 11.2 acres
CPD to AR-1

Trabue Roberts Area Plan (2011)



Z23-012
3451 Trabue Rd.
Approximately 11.2 acres
CPD to AR-1



Z23-012
3451 Trabue Rd.
Approximately 11.2 acres
CPD to AR-1

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number	<u>Z23-012 / CV23-019</u>
Address	<u>3451 TRABUE RD</u>
Group Name	<u>WEST SCIOTO AREA COMMISSION</u>
Meeting Date	<u>September 19, 2024</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input checked="" type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input type="checkbox"/> Approval <input checked="" type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

WSAC met on September 19, 2024. At that time the applicant was back before the full area commission to present the changes and updates that they made to their project. This applicant had presented to both the zoning committee and full area commission previously. The original project plan was not approved by WSAC and there was a list of items on the form that was previously submitted to the city.

The revised plans have removed all commercial/retail space from the project. Some concerns were raised over the fact that WSAC does not have much in the way of retail within its area.

Traffic remains a concern for this location/project. There is also concern about emergency access to the location as well as additional strain on safety services.

The vote on the motion to approve this applicaiton was 3-3-0 which operates as a disapproval.

Vote	<u>3-3-0</u>
Signature of Authorized Representative	<u>Kristen E. McKinley</u> <small>Digitally signed by Kristen E. McKinley Date: 2024.09.25 12:36:27 -04'00'</small>
Recommending Group Title	<u>West Scioto Area Commission</u>
Daytime Phone Number	<u>614-404-9220</u>

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.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z23-012

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 260, 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. MJK Ventures Trabue LLC, et al. 750 Communications Pkwy., Suite 200 Columbus, OH 43214 (Zero employees)	2. Preferred Living 750 Communications Pkwy., Suite 200 Columbus, OH 43214 (85 employees)
3.	4.

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

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 14th day of August, in the year 2024

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires no expiration

Notary Seal Here



DAVID L. HODGE, Esq.
Attorney at Law
Notary Public, State of Ohio
My Comm. Has No Exp. Date
R.C. Sec. 147.03

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