

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 12, 2023**

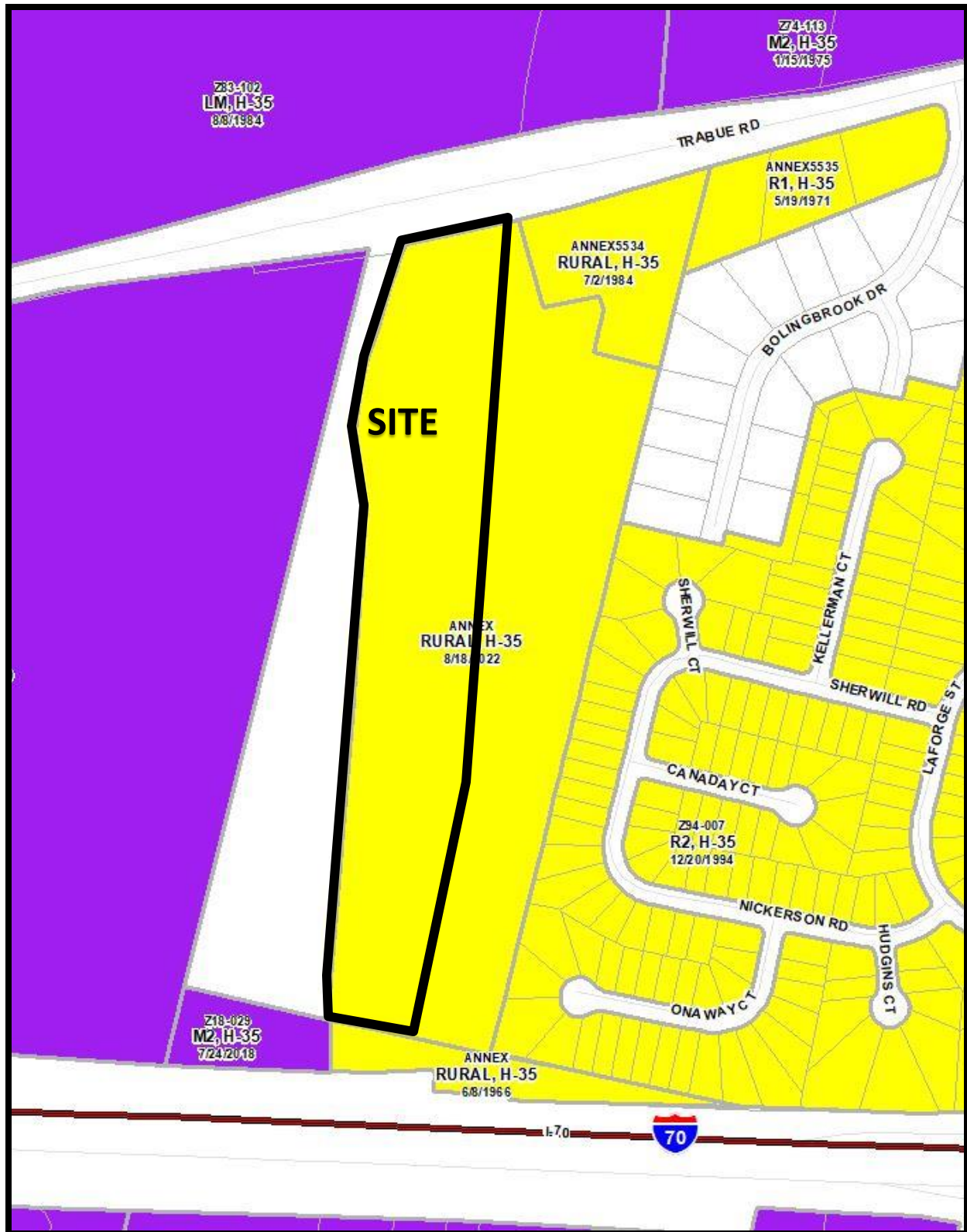
- 7. APPLICATION: Z22-069**
- Location:** **4885 TRABUE RD. (43228)**, being 12.93± acres located on the south side of Trabue Road, 230± feet west of Bolingbrook Drive (241-000038; Far West Side Area Commission).
- Existing Zoning:** R, Rural District.
- Request:** L-M, Limited Manufacturing District (H-35).
- Proposed Use:** Limited commercial and industrial development.
- Applicant(s):** Buckeye XO, LLC; c/o Rebecca J. Mott, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215).
- Property Owner(s):** Norfolk Southern Railway Company f.k.a. Pennsylvania Lines LLC; 3 Commercial Place; Norfolk, VA 23510.
- Planner:** Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

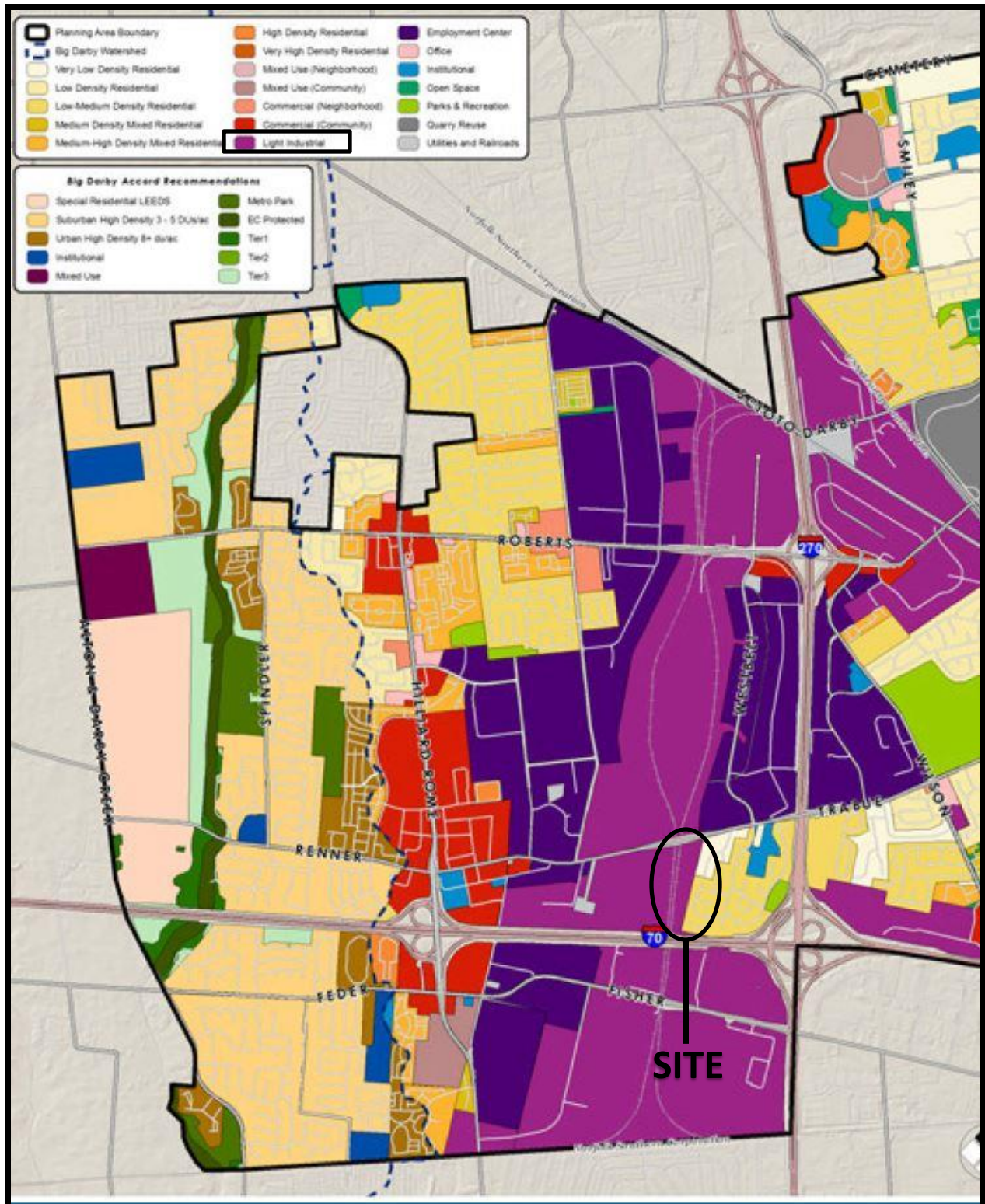
- The site consists of a 12.93± acre undeveloped portion of a larger parent parcel zoned in the R, Rural District. The site has recently been annexed by the City and is pending a lot split. The requested L-M, Limited Manufacturing District will permit limited commercial and industrial development at this location.
- To the north is undeveloped land in the L-M, Limited Manufacturing District. To the south is right-of-way for Interstate 70. To the west is an industrial and manufacturing facility in the M-2, Manufacturing District, and Prairie Township. To the east is partially developed industrial land and storage in the R, Rural District.
- The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Light Industrial” land uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, whose recommendation is for approval.
- The limitation text establishes use restrictions and includes supplemental development standards that addresses height, traffic access, and graphics provisions.
- At the time this Staff Report was written, the traffic access study was still in progress. There may be a need for additional access commitments or turn lane improvements based on the results of the approved traffic access study.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Trabue Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Conditional Approval.

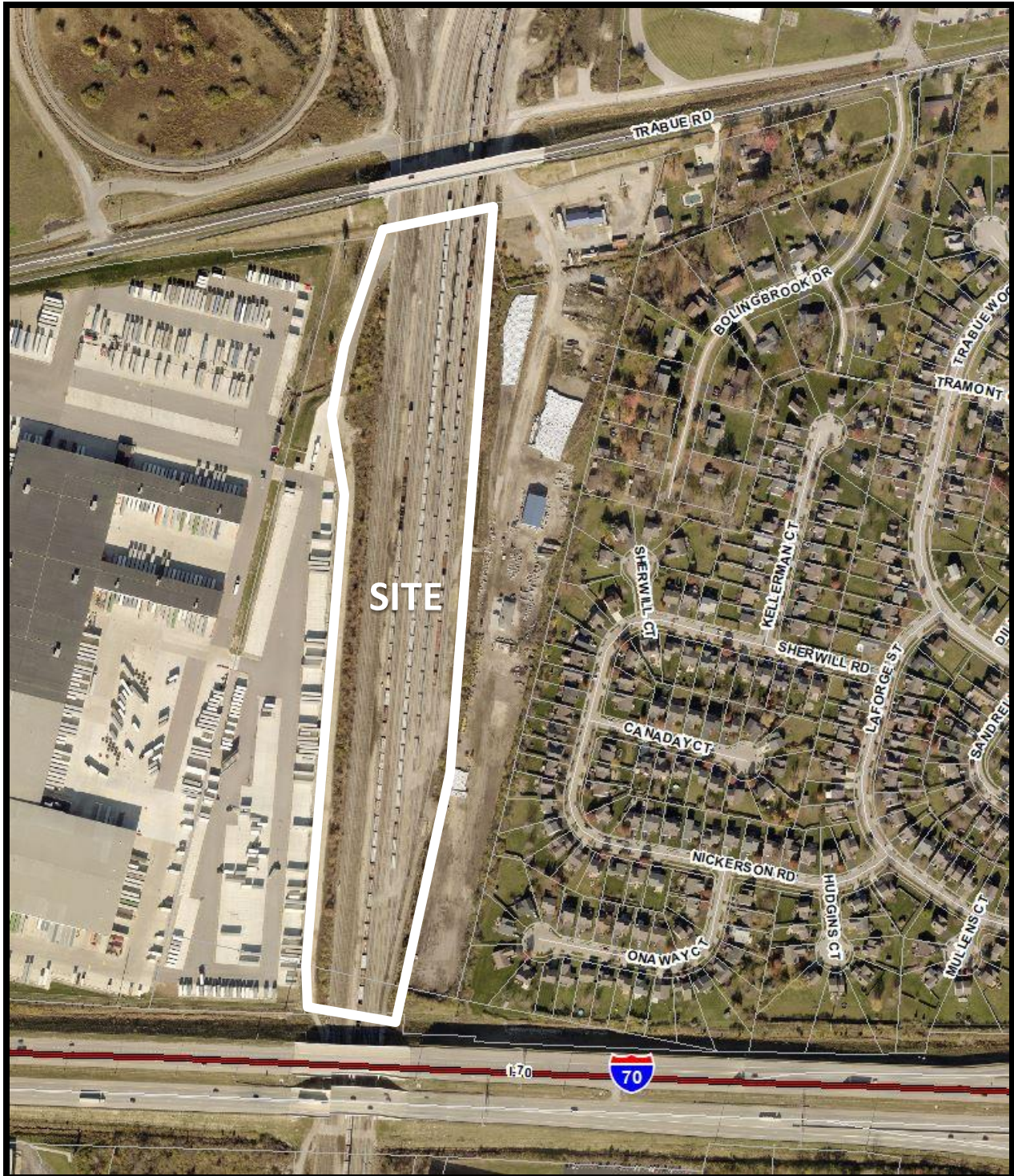
The requested L-M, Limited Manufacturing District will permit limited commercial and industrial development at this location. Planning Division staff are supportive as the proposed use is consistent with the *Trabue/Roberts Area Plan's* recommendation for "Light Industrial" land uses. The use is not considered to be an introduction of an incompatible use and is consistent with the development pattern in the surrounding area. ~~Staff recommendation will be updated to approval upon an approved traffic access study, with necessary commitments added to the limitation text as required by the Division of Traffic Management.~~ All traffic related matters have been resolved to the satisfaction of the Department of Public Service.



Z22-069
4885 Trabue Rd.
Approximately 12.93 acres
R to L-M



Z22-069
 4885 Trabue Rd.
 Approximately 12.93 acres
 R to L-M



Z22-069
4885 Trabue Rd.
Approximately 12.93 acres
R to L-M



DEPARTMENT OF BUILDING
AND ZONING SERVICES

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

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

Case Number	<u>Z22-069</u>
Address	<u>4885 Trabue Road</u>
Group Name	<u>Far West Side Area Commission</u>
Meeting Date	<u>November 22, 2022</u>
Specify Case Type	<input type="checkbox"/> BZA Variance / Special Permit <input type="checkbox"/> Council Variance <input checked="" type="checkbox"/> Rezoning <input type="checkbox"/> Graphics Variance / Plan / Special Permit
Recommendation (Check only one)	<input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval

LIST BASIS FOR RECOMMENDATION:

The Far West Side Area Commission recommends approval for the proposed Limited Manufacturing (L-M) annexation rezoning with limitation text as provided 11-30-2022 updating landscaping commitments. The proposed usage is consistent with historical use as a distribution hub. We appreciate the developers responsiveness in the text to screening concerns for nearby residential neighborhoods.

Vote	<u>6 in favor; 0 opposed; 2 absent</u>
Signature of Authorized Representative	<u>Kelley Arnold</u> <div style="float: right; font-size: small;"> Digitally signed by Kelley Arnold Date: 2022.12.02 08:14:59 -05'00' </div>
Recommending Group Title	<u>Zoning Chair</u>
Daytime Phone Number	<u>614-636-0784</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
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PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z22-069

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) Rebecca J. Mott, Esq.

of (COMPLETE ADDRESS) Plank Law Firm, LPA, 411 East Town Street, Fl. 2, 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 (including contact name and number)

Business or individual's address; City, State, Zip Code

Number of Columbus-based employees

(Limited to 3 lines per box)

1. Buckeye XO, LLC c/o Joe Kidwell 2100 Ross Avenue, Suite 895, Dallas, Texas 75201 0	2. XRP National Industrial Venture III, LLC 2100 Ross Avenue, Suite 895, Dallas, Texas 75201 0
3. XWP ONIV III Holdings, LLC 2100 Ross Avenue, Suite 895, Dallas, Texas 75201 0	4. XRP Industrial 3 Grand Avenue Partners, LLC 333 S. Grand Avenue, 28th Floor, Los Angeles, CA 90071 / 0 employees

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

SIGNATURE OF AFFIANT

Rebecca J. Mott

Sworn to before me and signed in my presence this 23rd day of August, in the year 2022

Lynette Mapes
SIGNATURE OF NOTARY PUBLIC



Notary Seal Here

My Commission Expires

8/10/24
Lynette Mapes

Notary Public, State of Ohio

My Commission Expires 08-10-24

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