

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 12, 2015**

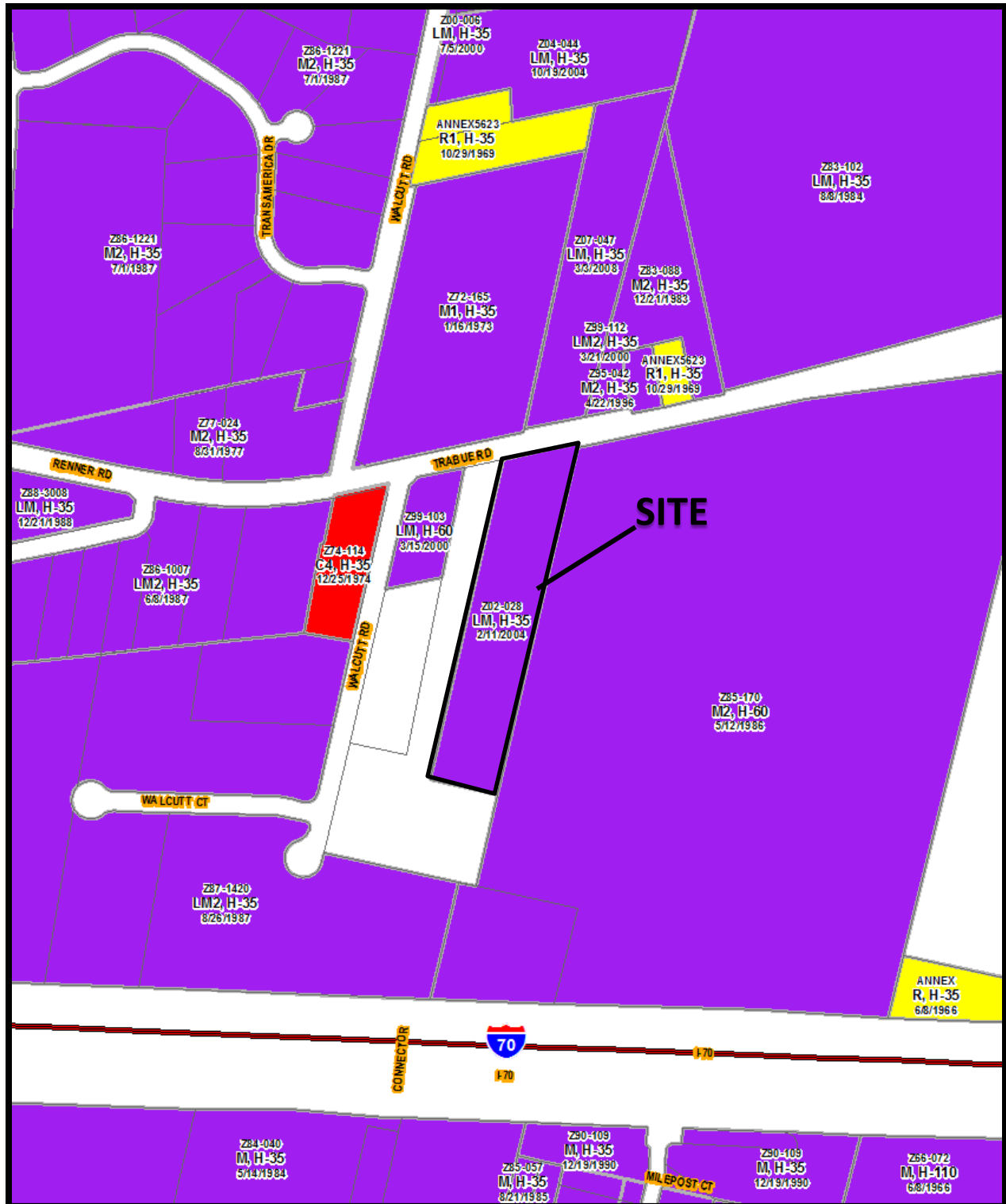
- 1. APPLICATION: Z15-040**
Location: **5151 TRABUE ROAD (43228)**, being 5.7± acres located on the south side of Trabue Road, 360± feet east of Walcutt Road (245-266292).
Existing Zoning: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Limited industrial development.
Applicant(s): 5151, LLC, c/o Dave Perry, Agent; David Perry Company, Inc.; 145 East Rich Street, 3rd Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 145 East Rich Street, 3rd Floor; Columbus, OH 43215.
Property Owner(s): The Applicant.
Planner: James Burdin; 645-1341; jeburdin@columbus.gov
Shannon Pine; 645-2208; spine@columbus.gov

BACKGROUND:

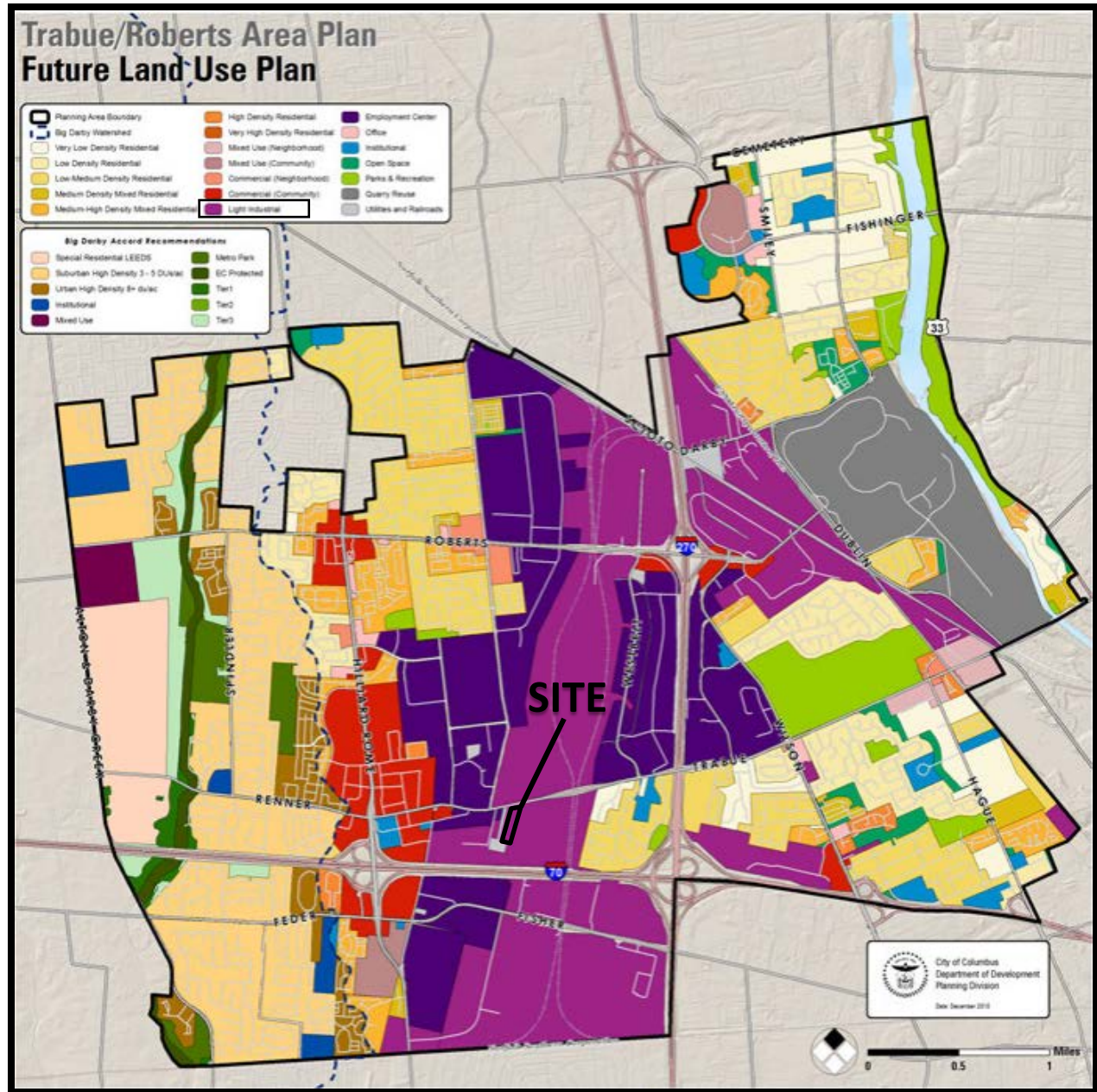
- The 5.7± acre site consists of a single parcel that is predominantly undeveloped, but contains a single-unit dwelling. The site is currently zoned in the L-M, Limited Manufacturing District. The applicant proposes the L-M, Limited Manufacturing District in order to update the existing limitation text.
- The site is surrounded by properties zoned in the M-1 and M-2 Manufacturing Districts, and L-M Limited Manufacturing Districts. It is bordered to the east by a UPS logistics and distribution facility, and to the north across Trabue Road by a self-storage facility and a contracting business. The site is immediately bordered to the west and south by an AEP sub-station, with additional industrial development beyond it.
- This site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends light industrial uses for this location.
- The development text provides commitments for setbacks, traffic circulation, and screening commitments. The only change from the current limitation text is to reduce the parking and maneuvering setback from fifty (50) feet to twenty five (25) feet.
- 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 industrial development that is compatible with the zoning and development pattern of adjacent manufacturing developments. The proposal is also consistent with the land use recommendations of the *Trabue/Roberts Area Plan*. The proposed screening and landscaping commitments are consistent with the Plan recommendations, and the reduced parking and maneuvering reflects other developments along this section of Trabue Road.



Z15-040
5151 Trabue Road
Approximately 5.7 acres
L-M to L-M



Z15-040
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Approximately 5.7 acres
L-M to L-M



Z15-040
5151 Trabue Road
Approximately 5.7 acres
L-M to L-M

THE CITY OF
COLUMBUS
MICHAEL B. COLEMAN, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Rezoning Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.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 # Z15-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 145 E. Rich Street, FL 3, Columbus, OH 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
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. 5151, LLC 4356 Shelbourne Lane Columbus, OH 43220 # Columbus based employees: 0 Contact: Aaron Peterson (614) 486-4375	2.
3.	4.

SIGNATURE OF AFFIANT

Donald Plank

Sworn to before me and signed in my presence this 31st day of AUGUST, in the year 2015

Notary Seal Here

Barbara A. Painter

SIGNATURE OF NOTARY PUBLIC

AUGUST 3, 2020

My Commission Expires



BARBARA A. PAINTER
Notary Public, State of Ohio
My Commission Expires AUGUST 3, 2020

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

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 checks payable to the Columbus City Treasurer