

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 10, 2018**

- 17. APPLICATION: Z17-057**
Location: **3467 TRABUE ROAD (43204)**, being 5.5± acres located on the south side of Trabue Road, 1,300± feet west of McKinley Avenue (140-000509 and 5 others; West Scioto Area Commission).
Existing Zoning: R, Rural District.
Request: CPD, Commercial Planned Development District.
Proposed Use: Commercial development.
Applicant(s): Preferred Living; c/o David Hodge, Atty.; Underhill & Hodge, LLC; 800 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): Dallas Mobile Home Village, Inc., et al.; 3297 McKinley Avenue, Columbus, OH 43204.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- The site is developed with single-unit dwellings in the R, Rural District. The applicant proposes to rezone the site to CPD, Commercial Planned Development to allow for commercial development. This rezoning will put the subject site into a similar zoning district as the property adjacent to the east, allowing for a mixed-use development as proposed in the rezoning application Z16-080 and Council variance application CV17-050.
- To the north of the property are single-unit dwellings in the R, Residential District, and an office in the C-2, Commercial District. To the south is a mobile home park zoned L-AR-1, Limited Apartment Residential District, and to the east are single-unit dwellings zoned CPD, Commercial Planned Development District, both subject to Z16-080. To the west are multi-unit dwellings zoned L-ARLD, Limited Apartment Residential District and railroad tracks.
- This site is located within the boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Mixed-Use (Neighborhood)” land uses for this location.
- The site is located within the boundaries of the West Scioto Area Commission, whose recommendation is for approval.
- The development text commits to a site plan, and includes use restrictions, maximum commercial square-footage, setback requirements, site access, building and parking interconnectivity provisions, landscaping, exterior building material commitments, and lighting and graphics controls. Variances to aisle, driveway, maneuvering, minimum number of required parking spaces, parking space, and C-4 district setback lines are included in this request.

- 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: ~~Disapproval.~~ ***Approval.**

The requested CPD, Commercial Planned Development District will allow a commercial development as part of a larger mixed-use development. The request is consistent with the mixed use concept presented and supported by staff for Z16-080. The proposal is also consistent with the land use recommendations of the *Trabue/Roberts Area Plan*. While staff is supportive of the use, a traffic impact study is required and will need to be prepared, reviewed and approved prior to approval of this application.

***Agreement established with the Division of Traffic Management related to a collaborative Traffic Impact Study.**



May 10, 2018

Via e-mail to:
rastargell@columbus.gov

Mr. Reynaldo A. Stargell
City of Columbus
Department of Public Service
Traffic Management Division Administrator
111 N. Front Street
Columbus, OH 43215

Re: Z17 – 057 / 3467 Trabue Road

Dear Reynaldo:

I understand you met with David Hodge and Jared Smith on Monday, April 9, 2018 to discuss traffic impact and mitigation to address redevelopment occurring north and south of the Trabue Road corridor at McKinley Avenue and Dublin Road. As you know, the above referenced Rezoning Application, 5.5+/- acres along the south side of Trabue Road east of the railroad tracks, is currently working its way through the City of Columbus entitlement process. When the property adjacent to the east and south was being rezoned last year, Preferred Living made a commitment to first annex this property to the City of Columbus, and then rezone it to the CPD district with generally the same commitments and standards as the CPD property to the east.

This rezoning request will accommodate redevelopment of the property in accordance with that commitment, and in accordance with the Trabue / Roberts Area Plan – San Margherita Subarea (the "Plan"). The rezoning request calls for neighborhood-scale and neighborhood-focused commercial development using the Urban Commercial Overlay design standards, as recommended by the Plan.

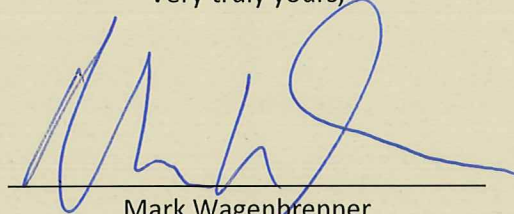
To the northeast of this property, east of Dublin Road and north of Trabue Road we contemplate a mixed-use redevelopment that is expected to mix commercial and residential uses with parkland amenities and open space.

To maximize both governmental and private efficiencies, and to implement appropriate traffic mitigation measures in proximity to the anticipated redevelopment areas, Preferred Living and Wagenbrenner Development have agreed to work collaboratively with the City of Columbus, Department of Public Service, Division of Traffic Management on a Traffic Impact Study. This collaborative approach maximizes the likelihood of implementation of appropriate and adequate mitigation measures within existing and future dedicated right-of-way. We hope the City of Columbus, as well as its constituents within the jurisdiction of the West Scioto Area Commission, embrace this approach as the best practices approach that it is, to address development generated transportation infrastructure needs in this area.

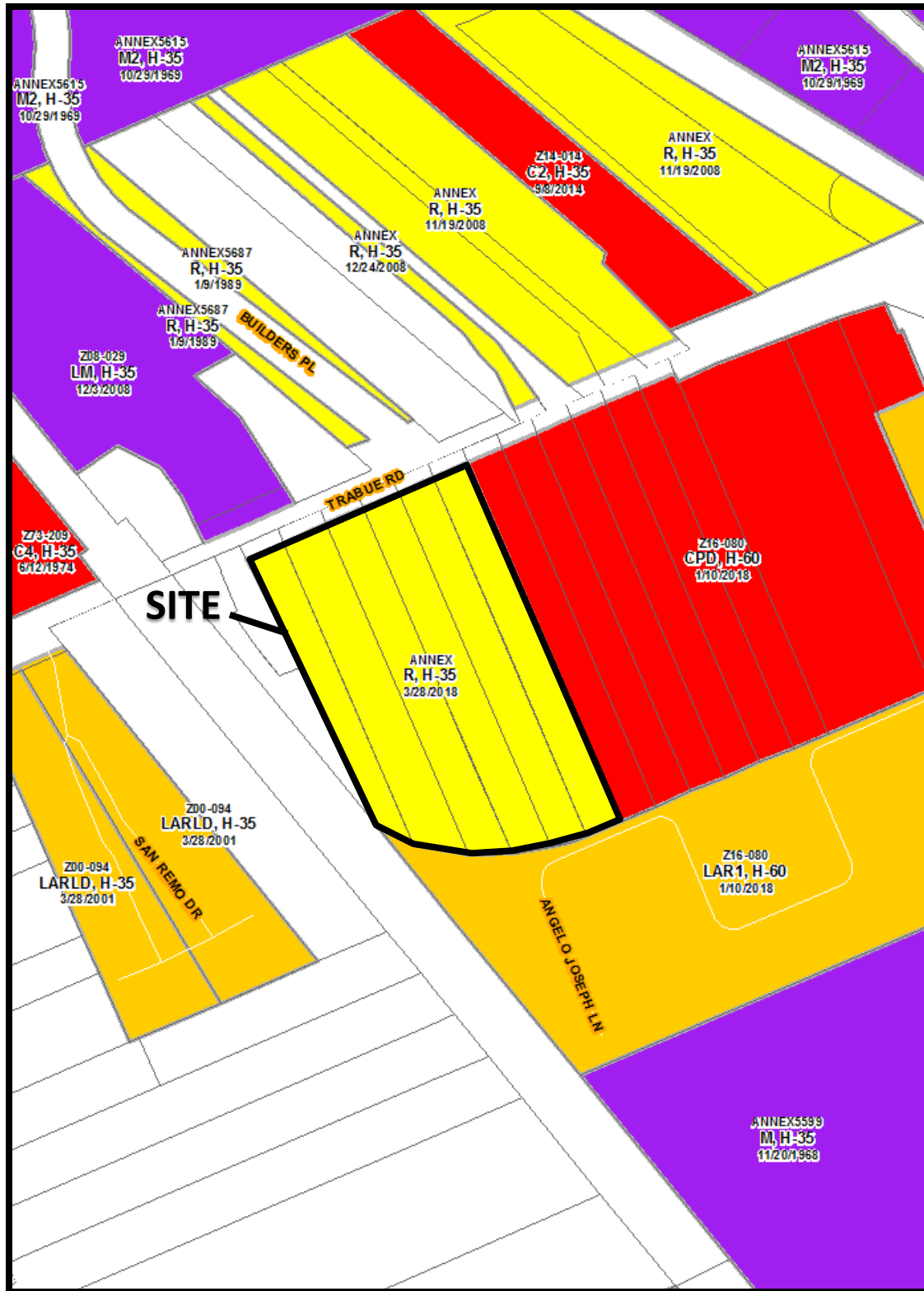
We agree to have this collaborative traffic impact study concluded on or before our entitlement requests are considered by the ultimate decisionmakers in our process.

If there are any questions, please do not hesitate to contact us at your convenience. We look forward to continuing to work collaboratively with your office on this project, and others.

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Mark Wagenbrenner', is written over a horizontal line.

Mark Wagenbrenner
Wagenbrenner Development



Z17-057
3467 Trabue Road
Approximately 5.5 acres
R to CPD

Trabue / Roberts Area Plan (2011)



Z17-057
3467 Trabue Road
Approximately 5.5 acres
R to CPD

Standardized Recommendation Form

DEPARTMENT OF BUILDING
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number Z17-057

Address 3467 Trabue Road

Group Name West Scioto Area Commission

Meeting Date 2/15/18

Specify Case Type

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

NOTES:

The vote on the application as written was divided. Zoning Committee had asked for modifications as part of their approval recommendation to the commission (reduce density to 20k sq. ft and height limit of 35ft). Developer presented a proposal without modifications and said landowners did not want to commit to restrictions. Commission voted on application as written with no modifications or conditions. Area residents/Commissioner were concerned with scale, density, and lack of specifics as to what would go into the CPD.

Vote

5 Yes, 4 No, 0 Abstain

Signature of Authorized Representative

Jessica Dye

Recommending Group Title

Chair, WSAC

Daytime Phone Number

614-905-0698

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, 757 Carolyn Avenue, Columbus, Ohio 43224.

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


THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

COLUMBUS DEVELOPMENT COMMISSION
Basis for Recommendation

CASE #17

DEPARTMENT OF BUILDING
AND ZONING SERVICES

Date: May 10, 2018

Application #: Z17-057	Requested: CPD		Address: 3467 Trabue Road					
	Length of Testimony: 7:29 →		Staff Position: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input checked="" type="checkbox"/> Conditional Approval					
# Speakers Support: Opposition:	Development Commission Vote: 5 Yes 1 No 0 Abstain		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval					
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	Y Fitzpatrick	Y Ingwersen	NO Anderson	Y Cooley	ABSENT Conroy	Y Onwukwe	Y Golden	
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Land Use		+		+				
Use Controls		+		+				
Density or Number of Units								
Lot Size								
Scale								
Environmental Considerations			-					
Emissions								
Landscaping or Site Plans								
Buffering or Setbacks								
Traffic Related Commitments		?	-			-		
Other Infrastructure Commitments								
Compliance with City Plans								
Timeliness of Text Submission								
Area or Civic Assoc. Recommendation								
Governmental or Public Input								
MEMBER COMMENTS:								
FITZPATRICK:  <u>TRAFFIC</u> : <u>MAJOR FACTOR FOR SURROUNDING AREA</u> * NEED COMPREHENSIVE STUDY								
INGWERSEN: USE MAKES UNIFORM MASTER PLAN POSSIBLE - BUT TRAFFIC IMPACT OF THE HIGHWAY + TRABUE INTERSECTION + RAILROAD INTERSECTION NEEDS A GLOBAL SOLUTION								
ANDERSON: Traffic is more than critical to this use. the intersection w/ the RR is only one factor Trabue Rd to the far West will also be impacted.								
COOLEY: Approves with affirmation of comprehensive traffic study.								
CONROY:								
ONWUKWE: Major traffic study should be conducted to ensure proper planning/development is not impeded by traffic.								
GOLDEN:								



DEPARTMENT OF BUILDING
AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
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.

Z17-057

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) David Hodge
of (COMPLETE ADDRESS) Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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. Preferred Living 750 Communications Parkway Columbus, Ohio 43214 Columbus based employees: ____ Nick King, 614.901.2400	2.
3.	4.

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 19th day of July, in the year 2018

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Kimberly R. Grayson
1-11-2021

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
January 11, 2021

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