



City of Columbus

Office of City Clerk
90 West Broad Street
Columbus OH 43215-9015
columbuscitycouncil.org

Legislation Text

File #: 1086-2021, **Version:** 1

Rezoning Application: Z21-006

APPLICANT: The American Society for Nondestructive Testing; c/o Jill Tangeman, Atty.; 52 East Gay Street; Columbus, OH 43215.

PROPOSED USE: Office commercial development.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (6-0) on April 8, 2021.

WEST SCIOTO AREA COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site consists of one parcel developed with a single-unit dwelling in the R-1, Residential District. The requested L-C-2, Limited Commercial will permit office-commercial development. The site is located within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends "Employment Center" uses at this location. The limitation text establishes use restrictions and supplemental development standards that address site access from Arlingate Lane, increased setbacks and landscaping in consideration of the residential uses on the south side of Trabue Road, and lighting controls. The text also includes a commitment to develop of the site in accordance with the submitted site plan and building elevations for Parcel B1, the first development phase. The request is compatible with surrounding industrial and residential development, and is consistent with the land use recommendations of the *Trabue/Roberts Area Plan*.

To rezone **4398 TRABUE ROAD (43228)**, being 10.3± acres located on the north side of Trabue Road, 300± feet west of Arlingate Lane, **From:** R-1, Residential District, **To:** L-C-2, Limited Commercial District (Rezoning #Z21-006).

WHEREAS, application #Z21-006 is on file with the Department of Building and Zoning Services requesting rezoning of 10.3± acres from R-1, Residential District, to L-C-2, Limited Commercial District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, the West Scioto Area Commission recommends approval of said zoning change; and

WHEREAS, the City Departments recommend approval of said zoning change because the requested L-C-2, Limited Commercial District will allow office development that is consistent with the land use recommendations of the *Trabue/Roberts Area Plan*; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance #0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

4398 TRABUE ROAD (43228), being 10.3± acres located on the north side of Trabue Road, 300± feet west of Arlingate Lane, and being more particularly described as follows:

Situated in the County of Franklin, State of Ohio and in the City of Columbus:

Being in and apart of Virginia Military Survey no. 3316, and being part of a 75.5 Acre Tract described as Parcel No. 1 in the deed of Anna Mae Loving and William E. Loving to Thomas M. Igel and Anna M. Igel, as the same is shown of record in Deed Book 1351, page 105, Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at a point in the center of the Trabue Road in the south line of the above mentioned 75.5 Acre tract, said point being N. 77 degrees 04 minutes E. 397.07 feet from a spike at the southwest corner of said 75.5 Acre tract;

thence from said beginning point N. 25 degrees 19 minutes W., parallel with the west line of said 75.5 Acre tract, 843.9 feet to an iron pin;

thence N. 79 degrees 16 minutes E. 638.5 feet to an iron pin; thence S. 13 degrees 46 minutes E. 808 feet to a point in the center of the Trabue Road, passing an iron pin on line at 787.6 feet;

thence with the center of the Trabue Road S. 79 degrees 19 minutes W. 213.8 feet to an iron pin at an angle in the said Road;

thence continuing with the center of said Road S. 77 degrees 04 minutes W. 253.13 feet to the place of beginning, containing 10.304 Acres.

Subject to all legal highways or other easements as shown on record.

To Rezone From: R-1, Residential District.

To: L-C-2, Limited Commercial District.

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the L-C-2, Limited Commercial District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved L-C-2, Limited Commercial District and Application among the records of the Department of Building and Zoning Services as required by Section 3370.03 of the Columbus City Codes; said text titled, "**LIMITATION TEXT**," said site plan titled, "**EXHIBIT A SITE PLAN**," and said building elevations titled, "**EXHIBIT B BUILDING ELEVATIONS**," all dated April 13, 2021, and signed by Jill Tangeman, Attorney for the Applicant, and the text reading as follows:

LIMITATION TEXT

Property Location: 4398 Trabue Road

Parcel No.: 560-154574

Owner: DJ&HE LLC c/o Theresa Casey-Fauver

Applicant: The American Society of Nondestructive Testing

Proposed District: L-C-2 - Commercial

Date of Text: April 13, 2021

Application No.: Z21-006

I. INTRODUCTION

The subject property consists of approximately 10.3+/- acres (the "Site") located north of Trabue Road and west of

Arlingate Lane. The subject property is surrounded by the M-2 zoning district on the north, west and east. To the south across Trabue Road are residential developments zoned ARLD and R-2.

The applicant proposes to rezone the Site to L-C-2 to allow for the construction of offices and an educational center in support of the applicant's nondestructive testing certification services, programs, and initiatives.

II. PERMITTED USES

Those uses permitted in Chapter 3353 C-2 Commercial District of the Columbus City Zoning Code.

III. DEVELOPMENT STANDARDS

Unless otherwise indicated in this text or Zoning Exhibit, the applicable development standards are contained in Chapter 3353, C-2 Commercial District of the Columbus City Code.

A. Density, Height, Lot and/or Setback Commitments:

1. For Parcel A, on the east, north and west property lines, the building setback shall be 30 feet and the parking setback shall be 10 feet. On the south property line along Trabue Road, the building and parking setback shall be 100 feet.
2. For Parcel B1, on the east, north and west property lines, the building setback shall be 30 feet and the parking setback shall be 10 feet.
3. No setbacks shall be required for Parcel B2, the site access, or for any internal lot line created after the date of this zoning text.

B. Access, Loading, Parking, and/or Other Traffic Related Commitments:

1. The Site will be accessed off Arlingate Lane as shown on the Site Plan.
2. Right of way dedication of 60' from centerline of Trabue Road is required prior to approval of the initial final site compliance plan for the Site.
3. Upon review of any proposed development plan within Parcel A, the Department of Public Service may require a pedestrian connection to the public sidewalk along Trabue Road and/or a pedestrian connection to Arlingate Lane along the south side of the access drive within Parcel B2, at the sole discretion of the Department of Public Service.
4. A pedestrian pathway will be provided along the north side of the proposed access drive within Parcel B2 from Arlingate Lane to the Parcel B1 building entrance.
5. Unless otherwise required by the Department of Public Service, a public sidewalk will be provided along the Trabue Road frontage at such time that building permits are issued for the construction of a building within 300 feet of the Trabue Road property line.

C. Buffering, Landscaping, Open Space and/or Screening Commitments:

1. The setback area along Trabue Road shall be landscaped, consisting of single deciduous trees every 50 feet and three evergreen trees in clusters every 100 feet, planted 10 feet on center. Landscaping as set forth above shall be installed within six months of the date that building permits are issued for the construction of a building within 300 feet of the Trabue Road property line. Existing trees within the setback area along Trabue Road will be preserved except for utility crossings. If there are existing trees within the setback area along Trabue Road, the mounding may be omitted and the

existing trees may be utilized as the required screening so long as the existing trees meet the screening requirements set forth in Section 3312.21 of the Columbus City Code.

2. Service areas and loading docks shall be screened at 75% opacity to limit visibility from off-site.

D. Building Design and/or Interior-Exterior Treatment Commitments:

Building footprints and parking areas shown on the Site Plan are conceptual only and show only the first phase of development. Additional buildings may be constructed on site over time in the Future Expansion Area identified on the Site Plan.

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

Pole lighting shall not exceed 25 feet in height.

F. Graphics and Signage Commitments:

All signage and graphics will conform to the Columbus Graphics Code. Any variances needed for the applicable graphics requirements will be submitted to the Columbus Graphics Commission.

G. Miscellaneous

1. The developer shall comply with the park land dedication ordinance by contributing money to the City's Recreation and Parks Department.

2. The site shall be developed in general conformance with the submitted Site Plan and Building Elevations attached hereto as Exhibit A and Exhibit B, respectively. Additional buildings may be constructed on site over time in the Parcel A Future Expansion Area identified on the Site Plan. The plan may be adjusted to reflect engineering, topographical or other site data developed at the time that development and engineering plans are completed. Any slight adjustment to the plans shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.