



# City of Columbus

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

## Legislation Text

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**File #:** 0192-2008, **Version:** 2

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### Rezoning Application Z07-047

**APPLICANT:** ACA Real Estate; c/o Michael Sliemers, Agent.; 5140 Trabue Road, Columbus, OH 43228.

**PROPOSED USE:** Manufacturing or commercial use.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (6-0) on January 10, 2008.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The requested L-M, Limited Manufacturing District will allow manufacturing and/or office development with use restrictions, screening, and lighting controls. This is one of the few remaining residentially zoned properties in an area which is predominantly zoned for manufacturing. Staff finds the current residential zoning to be unsuited to the area and supports this rezoning to the L-M, Limited Manufacturing District because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses in accordance with the *West Columbus Interim Development Concept* (1991).

To rezone **5140 TRABUE ROAD (43228)**, being 5.0± acres located on the north side of Trabue Road, 600± feet east of Walcutt Road, **From:** R-1, Residential District **To:** L-M, Limited Manufacturing District **and to declare an emergency** (Rezoning # Z07-047).

**WHEREAS**, application #Z07-047 is on file with the Building Services Division of the Department of Development requesting rezoning of 5.0± acres from R-1, Residential District, to L-M, Limited Manufacturing District; and

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

**WHEREAS**, an emergency exists in the usual daily operation in the City of Columbus in that it is immediately necessary to pass this ordinance due to a potential closing with an interested party looking to pursue purchase of the property for the immediate preservation of the public peace, property, health and safety; and

**WHEREAS**, the City Departments recommend approval of said zoning change because it will make the zoning and land uses consistent with the existing surrounding manufacturing zoning and land uses in accordance with the *West Columbus Interim Development Concept* (1991), 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 No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**5140 TRABUE ROAD (43228)**, being 5.0± acres located on the north side of Trabue Road, 600± feet east of Walcutt Road, and being more particularly described as follows:

Legal Description for 5140 Trabue Road Columbus, Ohio 43228

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

Being part of Survey 5244, Virginia Military Lands, and being more particularly described as follows:

Beginning at a railroad spike in the center line of Trabue Road; North 77 deg. 30' East 598.1 feet from a spike Located at the center line intersection of Trabue Road with Walcutt Road; thence on a line parallel to Walcutt Road, North 11 deg. 55' East 1115 feet to an iron pipe; thence on a line parallel to Trabue Road North 77 deg. 30' East 253.4 feet to an iron pipe in the easterly line of original tract; thence with said line South 14 deg. 33' West 1140.1 feet to an iron pipe in the center line of Trabue Road; thence with the center line of said road, South 77 deg. 30' feet West 195.7 feet to the place of beginning and containing 5.0 acres, more or less.

**To Rezone From:** from R-1, Residential District,

**To:** L-M, Limited Manufacturing District

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

**SECTION 3.** That the Director of the Department of Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building Services Division and shall register a copy of the approved L-M, Limited Manufacturing District and Application among the records of the Building Services Division as required by Section 3370.03 of the Columbus City Codes; said text being titled, "**LIMITATION TEXT**," signed by Michael Sliemers, Agent for the Applicant, dated January 31, 2008, and the text reading as follows:

Limitation Text

Proposed District: L-M

Property Address: 5140 Trabue Road Columbus, Oh 43228

Owner: ACA Real Estate

Applicant: Same as Owner and Realtor Michael Sliemers Jr.

Date of Text: 01/31/08

Applicant Number: 207-047

1. Introduction: The subject site has been annexed into the City of Columbus and the applicant wants to establish appropriate development standards for this site.

2. Permitted Uses: Those uses permitted in Section 3353.03, Office Commercial Uses and Sections 3363.02 thru 3363.08 inclusive, those less objectionable uses permitted in M-Manufacturing districts of the Columbus City Code.

3. Unless otherwise indicated the applicable developments are contained in Chapter 3363 M, Manufacturing of the Columbus City Code.

A. Access, Loading, Parking and/or other Traffic Related Commitments.

1. The property owner shall dedicate 50 feet from the centerline of Trabue by a general warranty deed to the City of Columbus at no cost to the city when the existing buildings along Trabue Road are demolished.

B. Buffering, Landscaping, Open space and/or Screening Commitments.

1. Street trees shall be planted evenly spaced along Trabue Road at a ratio of one tree per thirty (30) feet of frontage and a minimum of thirty inch earth mound or hedgerow shall be installed within the parking setback along Trabue Road to screen the adjacent parking spaces.

2. All trees and landscaping shall be well maintained. Dead items shall be replaced within six (6) months or the next planting season, whichever occurs first.

3. All trees meet the following minimum size at the time of planting. Shade trees 2.5" caliper, Ornamental trees 1.5" caliper, Evergreen trees 5 feet in height.

4. Buffering and landscaping shall be employed as necessary to provide headlight screening for on-site traffic and parking from adjacent (Westerly) residential uses. Tree and shrub plantings shall comply with the City of Columbus Forester guidelines. For so long as the property adjacent to the site is used for residential purposes, a buffer consisting of fencing, evergreen trees and/or deciduous trees will be maintained along the western boundary of the property and such residential property to achieve a minimum opacity of 75%, and to assist in implementing the barrier to commercial traffic.

C. Building Design and/or Interior-Exterior Treatment Commitments: Not Applicable.

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

1. All external lighting shall be cut-off fixtures (down-lighting) and shall be designed to prevent offsite spillage.

2. All external outdoor lighting fixtures to be used shall be from the same or similar manufacturers type to insure compatibility.

3. Accent lighting shall be permitted provided such light source is concealed.

4. Any wall-mounted lighting shall be shielded to prevent offsite spillage.

5. Light poles in the parking light shall not exceed twenty-eight (28) feet.

E. Graphics and Signage Commitments.

All graphics and signage shall comply with the Graphics Code; Article 15, Title 33 of the Columbus City Code as it applies to the M, Manufacturing District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Commitments.

1. The developer shall install a sidewalk connection from the public sidewalk to any new buildings. Sidewalks will be provided if and when the public sidewalk is installed and the new buildings are constructed. Upon completion, bike racks will be provided for any new development.

2. The developer shall meet the parkland dedication ordinance by paying a park fee of \$400/per acre.

**SECTION 4. ~~That this ordinance shall take effect and be in force from and after the earliest period allowed by law. That for the reasons stated in the preamble hereto, which is hereby made a part hereof, this ordinance is hereby declared to be an emergency measure and shall take effect and be in force from and after its passage and approval by the Mayor or 10 days after its passage if the Mayor neither approves nor vetoes the same.~~**