



## Legislation Text

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**File #: 3577-2024, Version: 1**

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### **Rezoning Application Z23-012**

**APPLICANT:** MJK Ventures Trabue LLC, et al; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 120; New Albany, OH 43054.

**PROPOSED USE:** Multi-unit residential development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (5-0) on October 10, 2024.

**WEST SCIOTO AREA COMMISSION RECOMMENDATION:** Disapproval.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 11.2± acre site consists of nine parcels developed with single-unit dwellings in the CPD, Commercial Planned Development District. The requested AR-1, Apartment Residential District will allow multi-unit residential uses with a maximum density of 36.3 dwelling units per acre. The site is within the planning boundaries of the *Trabue/Roberts Area Plan* (2011), which recommends “Neighborhood Mixed Use” land uses at this location. Additionally, the Plan includes early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines* (2019). While the Plan recommends “Neighborhood Mixed Use,” the proposed development is consistent with the emerging zoning and development pattern along both Trabue Road and McKinley Avenue. Additionally, the proposal meets the City’s objective to provide more housing in all neighborhoods throughout the City of Columbus. A concurrent Council Variance (Ordinance #3578-2024; CV23-019) has been filed to include variances to building setbacks and perimeter yard for an apartment complex.

To rezone **3451 TRABUE RD. (43204)**, being 11.2± acres located on the southwest corner of Trabue Road and McKinley Avenue, **From:** CPD, Commercial Planned Development District, **To:** AR-1, Apartment Residential District (Rezoning #Z23-012).

**WHEREAS**, application #Z23-012 is on file with the Department of Building and Zoning Services requesting rezoning of 11.2± acres from CPD, Commercial Planned Development District, to the AR-1, Apartment Residential District; and

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

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

**WHEREAS**, the City Departments recommend approval because the proposed AR-1, Apartment Residential District is consistent with emerging zoning and development pattern along both Trabue Road and McKinley Avenue, and meets the City’s objective to provide more housing in all neighborhoods; 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:

**3451 TRABUE RD. (43204)**, being 11.2± acres located on the southwest corner of Trabue Road and McKinley Avenue, and being more particularly described as follows:

**ZONING DESCRIPTION - 11.2± ACRES**

Situated in the State of Ohio, County of Franklin, City of Columbus, being in Virginia Military District 530, and being: the remainder of a 1.5 acre tract as conveyed to MJK Ventures Trabue LLC (55%); Cliff Speck Trabue LLC (30%); MJK Dynasty Trabue LLC (10%); NIK Dynasty Trabue LLC (5%) in Instrument Number 201909160119765, the remainder of a 1.898 acre tract (parcel I) and the remainder of a 1.102 acre tract (parcel II) as both are conveyed to MJK Ventures Trabue LLC (55%); Cliff Speck Trabue LLC (30%); MJK Dynasty Trabue LLC (10%); NIK Dynasty Trabue LLC (5%) in Instrument Number 201803130033145, a 1 acre tract as conveyed to MJK Ventures Trabue LLC (55%); Cliff Speck Trabue LLC (30%); MJK Dynasty Trabue LLC (10%); NIK Dynasty Trabue LLC (5%) in Instrument Number 202106140103147, parcel II and parcel I as conveyed to William J. Shaffer, Trustee of the William J. Shaffer Trust Agreement dated August 27, 1993, as Amended in Instrument Number 201401160006106, a 2 acre tract as conveyed to MJK Ventures Trabue LLC in Instrument Number 202109150164707, a tract as conveyed to MJK Ventures Trabue LLC in Instrument Number 202011250188327, the remainder of a 2 acre tract as conveyed to MJK Ventures Trabue LLC in Instrument Number 202110060180073, a 1 acre tract as conveyed to MJK Ventures Trabue LLC (55%); Cliff Speck Trabue LLC (30%); MJK Dynasty Trabue LLC (10%); NIK Dynasty Trabue LLC (5%) in Instrument Number 202206070085491 as being further described as follows;

Commencing at the Franklin County Geodetic Survey Number 1636 at the intersection of original centerline of McKinley Avenue (R/W Varies) and Trabue Road (R/W Varies), being in the south line of Norwich Township, the north line of Franklin Township, the south line of Virginia Military Survey Number 544 and the north line of Virginia Military Survey Number 530;

Thence with the centerline of Trabue Road, the south line of Norwich Township, the north line of Franklin Township, the south line of Virginia Military Survey Number 544, the north line of Virginia Military Survey Number 530, the north line of a 0.3779 acre tract (20-WD) as conveyed to Franklin County Commissioners in Instrument Number 200207240181458, the north line of a 0.1108 acre tract (19-WD) as conveyed to Franklin County Commissioners in Instrument Number 200204030083714, the north line of a 0.1010 acre tract (18-WD) as conveyed to Franklin County Commissioners in Instrument Number 200204030083709, the north line of a 0.1813 acre tract (17-WD) as conveyed to Franklin county Commissioners in Instrument Number 200204030083711, S 66° 35' 53" W, 476.9± feet to the northwest corner of said 0.1813 acre tract (17-WD), the northeast corner of said 1 acre tract as conveyed in Instrument Number 202106140103147 and being the TRUE POINT OF BEGINNING for land herein described as follows;

Thence with the east line of said 1 acre tract as conveyed in Instrument Number 202106140103147, the west line of said 0.1813 acre tract (17-WD) and a portion of the southerly right of way line of Trabue Road, S 23° 24' 07" E, 40.0± feet to the southwest corner of said 0.1813 acre tract (17-WD), the northwest corner of the remainder of said 1.102 acre (Parcel II) and being an angle point in the southerly right of way line of Trabue Road;

Thence with the south line of said 0.1813 acre tract (17-WD), the north line of the remainder of said 1.102 acre tract (Parcel II) and the southerly right of way line of Trabue Road, N 66° 35' 53" E, 70.0± feet to the northeast corner of the remainder of said 1.102 acre tract (Parcel II) as conveyed in Instrument Number 201803130033145, the northwest corner of the remainder of said 1.898 acre tract as (Parcel I) as conveyed in Instrument Number 201803130033145, being an angle point in the south line of said 0.1813 acre tract (17-WD) and being an angle point in the southerly right of way line of Trabue Road;

Thence with the north line of the remainder of said 1.898 acre tract as (Parcel I) as conveyed in Instrument Number 201803130033145, the south line of said 0.1813 acre tract (17-WD) and the southerly right of way line of Trabue Road, N 68° 59' 07" E, 120.0± feet to the northeast corner of the remainder of said 1.898 acre tract as (Parcel I) as conveyed in Instrument Number 201803130033145, the northwest corner of the remainder of said 1.5 acre tract as conveyed in Instrument Number 201909160119765, the southeast corner of said 0.1813 acre tract (17-WD), the southwest corner of

said 0.1010 acre tract (18-WD) and being an angle point in the southerly right of way line of Trabue Road;

Thence with the north line of the remainder of said 1.5 acre tract as conveyed in Instrument Number 201909160119765, the south line of said 0.1010 acre tract (18-WD) and the southerly right of way line of Trabue Road, N 69° 41' 16" E, 92.8± feet to the northeast corner of the remainder of said 1.5 acre tract as conveyed in Instrument Number 201909160119765, the southeast corner of said 0.1010 acre tract (18-WD), the northwest corner of the remainder of an 8.887 acre tract as conveyed to Belmont House LLC in Instrument Number 201809040119402, the southwest corner of said 0.1108 acre tract (19-WD) as conveyed to Franklin County in Instrument Number 200204030083714 and being an angle point in the southerly right of way line of Trabue Road;

Thence with the east line of the remainder of said 1.5 acre tract as conveyed in Instrument Number 201909160119765, the west line of the remainder of said 8.887 acre tract, the west line of a 0.022 acre tract as conveyed to Hanover park LLC in Instrument Number 202007280108933, Parcel III, S 23° 24' 07" E, 636.4± feet to the southeast corner of the remainder of said 1.5 acre tract as conveyed in Instrument Number 201909160119765, the southwest corner of said 0.022 acre tract and being in the north line of the remainder of a 10.188 acre tract as conveyed to Hanover Park LLC in Instrument Number 202007280108933, Parcel II;

Thence with the north line of the remainder of said 10.188 acre tract, the south line of said remainder of a 1.5 acre tract as conveyed in Instrument Number 201909160119765, the south line of said remainder of a 1.898 acre tract (parcel I) and the remainder of a 1.102 acre tract (parcel II) as conveyed in Instrument Number 201803130033145, the south line of said 1 acre tract as conveyed in Instrument Number 202106140103147, the south line of said Parcel II and Parcel I as conveyed in Instrument Number 201401160006106, the south line of said 2 acre tract as conveyed Instrument Number 202109150164707, the south line of said tract as conveyed in Instrument Number 202011250188327, the south line of said 2 acre tract as conveyed in Instrument Number 202110060180073, the south line of said 1 acre tract as conveyed in Instrument Number 202206070085491, S 66° 51' 43" W, 729.4± feet to the southwest corner of the remainder of said 1 acre tract as conveyed in Instrument Number 202206070085491 and the southeast corner of a 1 acre tract as conveyed to Julie M. Dallas and Angelo J. Dallas in Instrument Number 200610050200058;

Thence with the west line of said 1 acre tract as conveyed in Instrument Number 202206070085491 and the east line of said 1 acre tract as conveyed to Julie M. Dallas and Angelo J. Dallas in Instrument Number 200610050200058, N 23° 24' 07" W, 683.1± feet to the northwest corner of said 1 acre tract as conveyed in Instrument Number 202206070085491, the northeast corner of said 1 acre tract as conveyed to Julie M. Dallas and Angelo J. Dallas in Instrument Number 200610050200058, the north line of Virginia Military District 530, the south line of Virginia Military District 544, the north line of Franklin Township, the south line of Norwich Township and being in the centerline of Trabue Road;

Thence with the centerline of Trabue Road, the south line of Norwich Township, the north line of Franklin Township, the south line of Virginia Military District 544, the north line of Virginia Military District 530, the north line of said 1 acre tract as conveyed in Instrument Number 202206070085491, the north line of said 2 acre tract as conveyed in Instrument Number 202110060180073, the north line of said tract as conveyed in Instrument Number 202011250188327, the north line of said 2 acre tract as conveyed Instrument Number 202109150164707, the north line of said Parcel I and Parcel II as conveyed in Instrument Number 201401160006106, the north line of said 1 acre tract in Instrument Number 202106140103147, N 66° 35' 53" E, 446.8± feet to the TRUE POINT OF BEGINNING, containing 11.2± acres, more or less

**To Rezone From:** CPD, Commercial Planned Development District.

**To:** AR-1, Apartment Residential District.

**SECTION 2.** That a Height District of thirty-five (35) feet is hereby established on the AR-1, Apartment Residential 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 changes on the said official zoning map in the office of the Department of Building and Zoning Services.

**SECTION 4.** That the traffic-related commitments for this area have been established and are contained in the commitments for Council Variance application #CV23-019, which were adopted by Ordinance #3578-2024.

**SECTION 5.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.