

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
AUGUST 14, 2008**

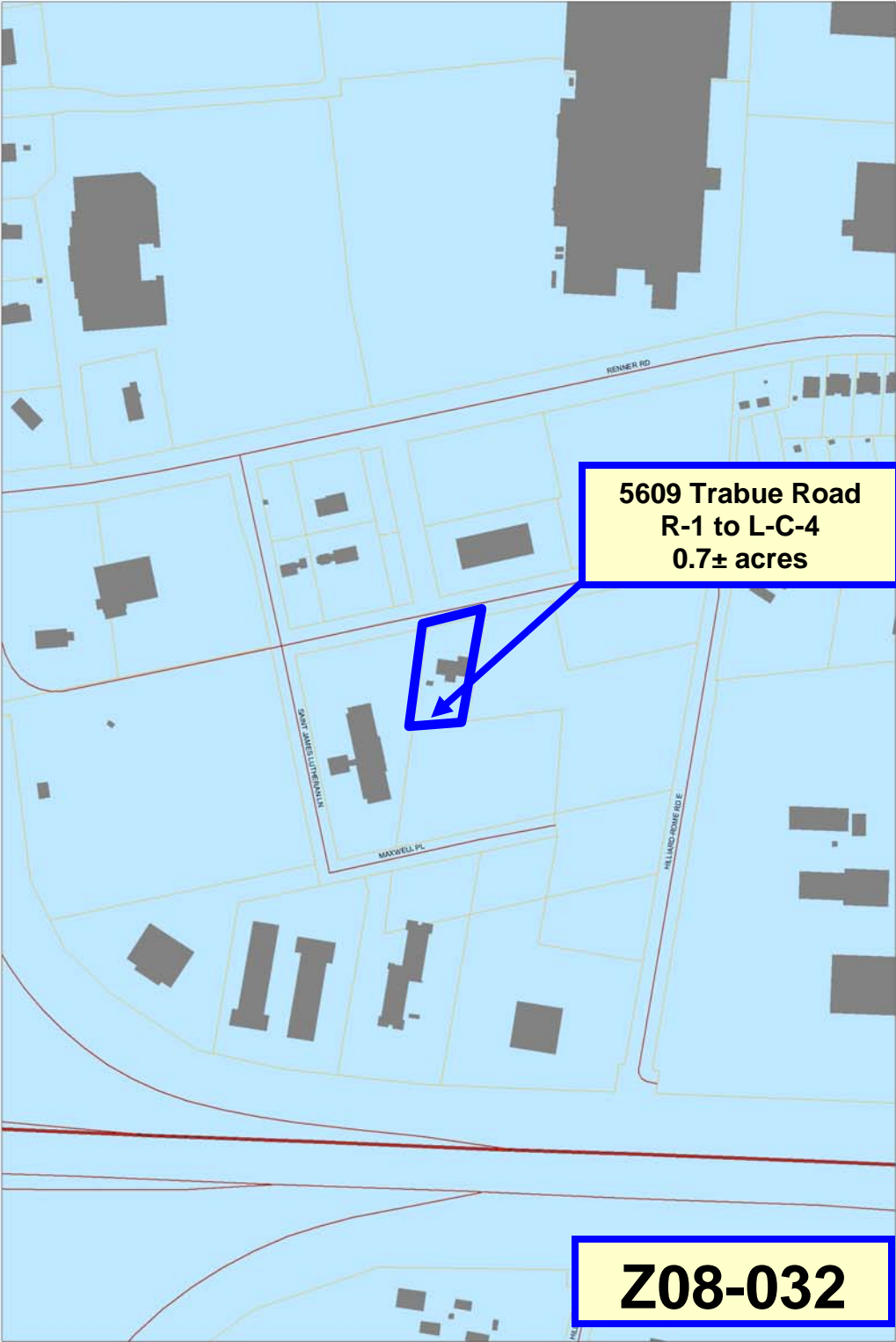
- 6. APPLICATION: Z08-032**
Location: **5609 TRABUE ROAD (43228)**, being 0.7± acres located on the south side of Trabue Road, 310± feet east of Saint James Lutheran Lane (560-137453).
Existing Zoning: R-1, Residential District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Low Country Imports; c/o David L. Hodge, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.
Property Owner(s): Rosemary Stanley; 5609 Trabue Road, Columbus, OH 43215.
Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

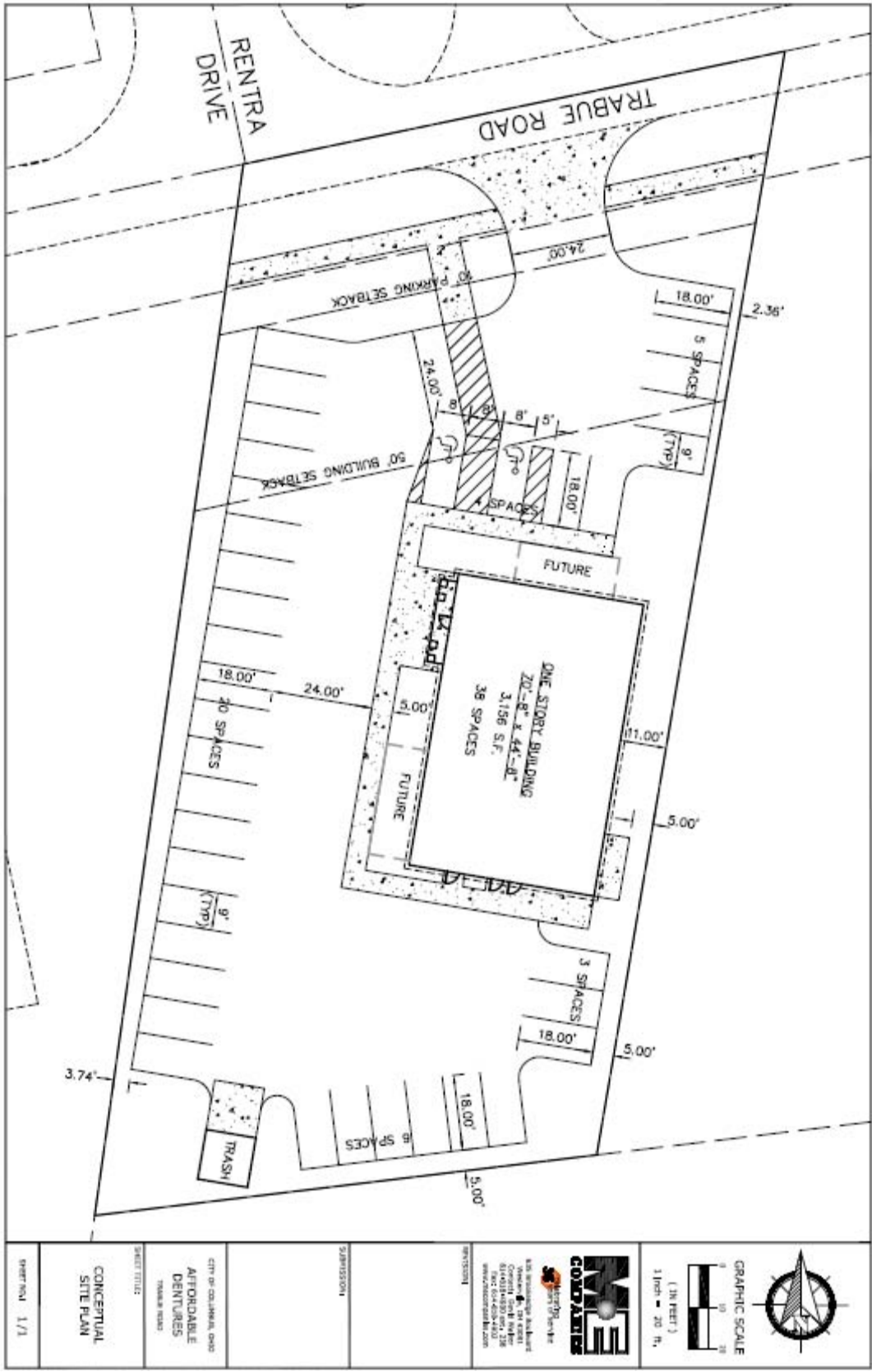
BACKGROUND:

- o The applicant requests the L-C-4, Limited Commercial District to allow commercial development. The site is currently used as a residence.
- o To the north across Trabue Road is a hotel zoned in the CPD, Commercial Planned Development District. To the south is land currently under development in the C-4, Commercial District. To the east is vacant land zoned in the C-4, Commercial District. To the west is a hotel zoned in the L-C-4, Limited Commercial District.
- o The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991) which proposes commercial uses for the site.
- o The limitation text contains use restrictions, access restrictions, screening, and lighting controls.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-C-4, Limited Commercial District will allow commercial development with appropriate use and access restrictions, screening, and lighting controls, and is consistent with the surrounding zoning and land uses in accordance with the *West Columbus Interim Development Concept* (1991).





			105 Sunningdale Boulevard Columbus, GA 31906 Phone: (706) 922-1111 Fax: (706) 922-1112 www.mandecompany.com	SUBMISSION	CITY OF COLUMBIA, OHIO AFFORDABLE HOUSING DEVELOPMENT TRABUE ROAD	SHEET TITLE: CONCEPTUAL SITE PLAN	SHEET NO.: 1/1
			(1/8 INCH) = 20 FT.	(1/4 INCH) = 20 FT.	(1/2 INCH) = 20 FT.	(3/4 INCH) = 20 FT.	(1 INCH) = 20 FT.

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4
EXISTING DISTRICT: R-1
PROPERTY ADDRESS: 5609 Trabue Road
OWNER: Stanley and Rosemary H.
APPLICANT: Low Country Imports
DATE OF TEXT: 7/15/08
APPLICATION NUMBER: Z08- - 032

- 1. INTRODUCTION:** The site is on the south side of Trabue Road, east of Saint James Lutheran Lane.
- 2. PERMITTED USES:** Permitted uses shall include those uses permitted in Chapter 3356 of Columbus City Code (C-4, Commercial). The following uses shall be prohibited:

Armory
Auto dealerships
Billboard
Bowling alley
Cabaret
Check Cashing facility or store
Commercial radio transmitting or television station and appurtenances including cellular towers
Dance hall
Drive-thru / Carryout
Electric substation
Motor bus terminal
Motion picture theater
Night club
Off premises graphics (unless approved as part of a graphics plan)
Pawn shop
Poolroom
Private club
Tattoo Parlor

3. DEVELOPMENT STANDARDS: Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District).

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

N/A

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

1. The access point shall be aligned to the access point located on the property to the north, or as otherwise approved by the Transportation Division.
2. A connection shall be provided to the public sidewalk in a manner substantially similar to the sidewalk connection depicted on the site plan attached hereto entitled "Conceptual Site Plan".

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

1. Street trees shall be provided along Trabue Road at the rate of one (1) tree for every thirty (30) lineal feet of street frontage.
2. One (1) tree shall be planted for every ten (10) parking spaces.
3. Headlight screening in the form of landscaping (30 inch minimum at installation) shall be installed along Trabue Road adjacent to any parking areas.
4. All landscaping shall be maintained in a healthy state. Any dead material shall be removed and replaced with like materials within six months or the next available planting season, whichever occurs first. The size of the new material shall equal the size of the original material when it was installed.
5. The minimum size of trees at installation shall be two and one half (2 1/2) inch in caliper for deciduous trees, five (5) feet in height for evergreen trees, and one and one half (1 1/2) inches in caliper for ornamental trees. Tree caliper shall be measured six (6) inches from the ground.
6. The developer shall comply with the parkland dedication ordinance by paying \$400/acre to the City's Recreation and Parks Department.

C. Building design and Interior-Exterior treatment commitments.

N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. All external outdoor lighting including any wall packs shall be cut-off fixtures (down lighting) and shall be designed and placed to prevent spillage of light off the site and to prevent glare visible from the property lines.
2. Except for decorative lighting, all other light poles shall be metal and such light poles shall be of the same color. Light poles in the parking lots shall not exceed twenty-eight (28) feet in height.
3. Wiring within a development shall be underground.

E. Graphics and/or Signage Commitments.

1. All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4 Commercial District and any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration.

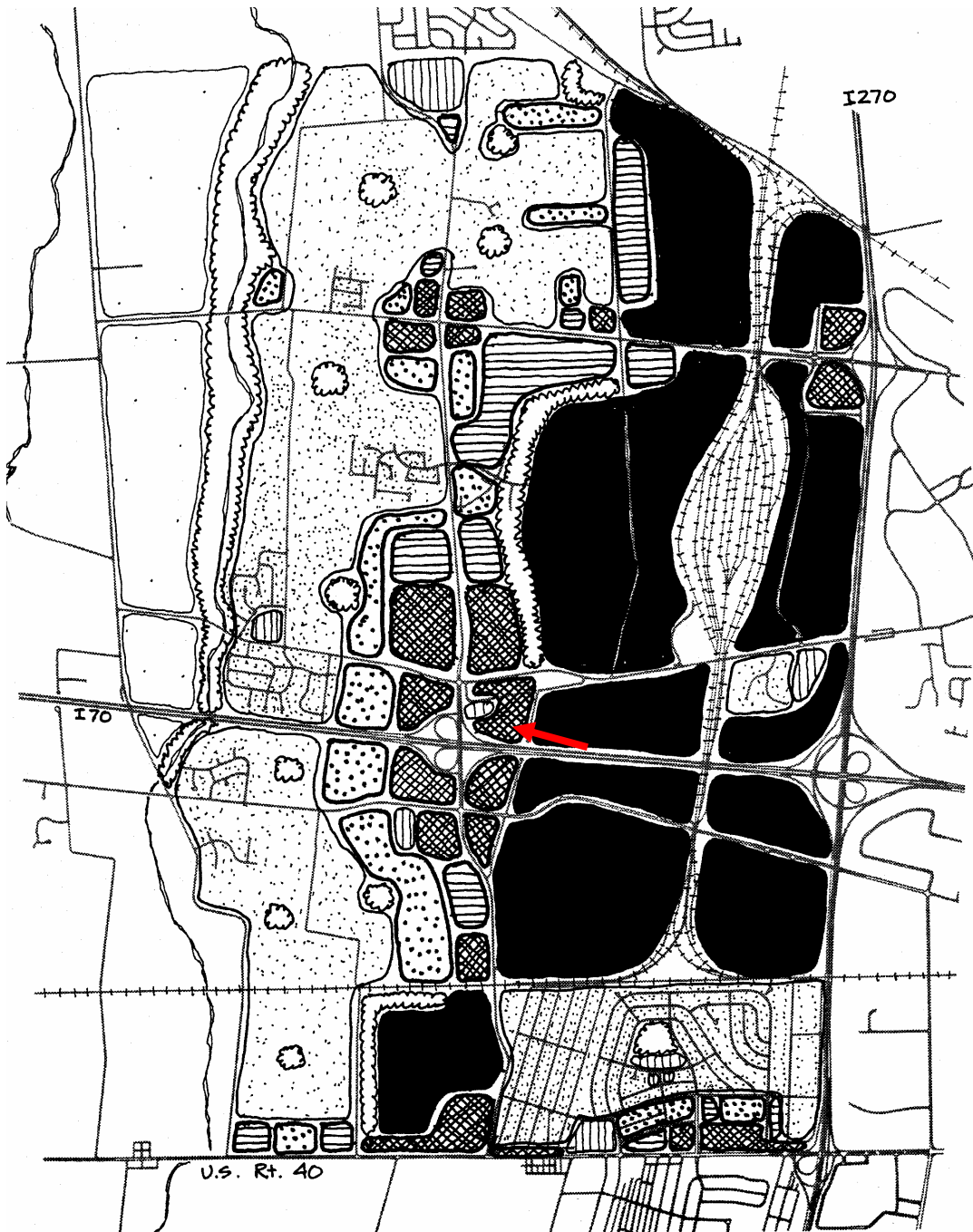
F. Miscellaneous Commitments.

N/A

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other authorized representatives do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.

SIGNATURE:

DATE:



Recommended Land Use WEST COLUMBUS

Residential SFD (low)	Residential Multi-F.	Institutional	Commercial ←
Residential SFD	Open Space/Park	Office/Transitional	Industrial/Manuf.

