

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

7. **APPLICATION:** **Z08-029**
 Location: **3488 TRABUE ROAD (43204)**, being 4.2± acres located on the north side of Trabue Road, 200± feet west of Builders Place (200-001834).

 Existing Zoning: R, Rural District (Annexation Pending).
 Request: L-M, Limited Manufacturing District.
 Proposed Use: Manufacturing and/or office use.
 Applicant(s): Brexton Construction LLC; c/o Timothy P. Galvin, Agent; 815 Grandview Avenue, Suite 300, Columbus, OH 43125.

 Property Owner(s): Arroyo Pinon Ltd; 815 Grandview Avenue, Suite 300, Columbus, OH 43125.

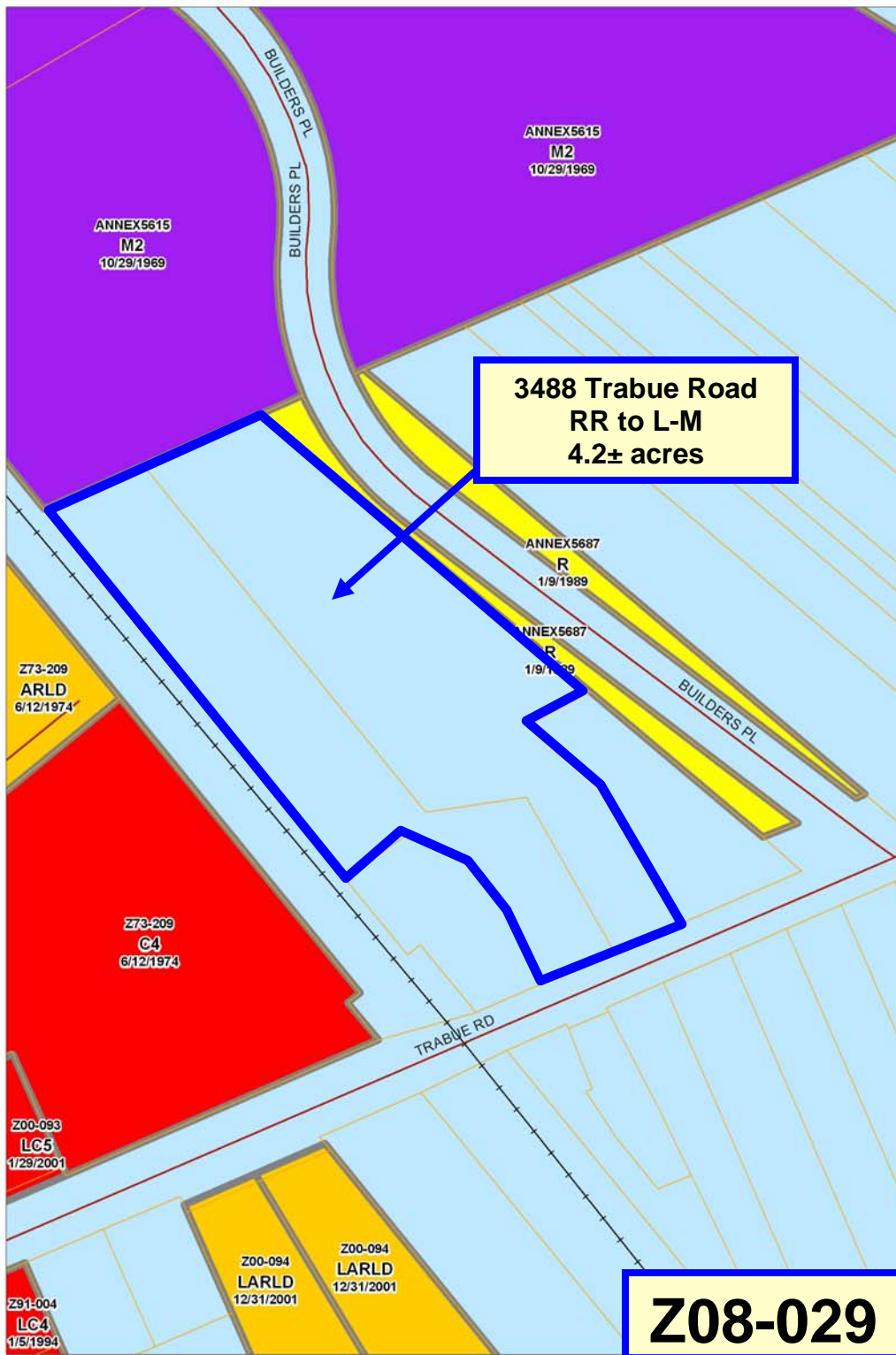
 Planner: Dana Hitt, AICP; 645-2395; dahitt@columbus.gov

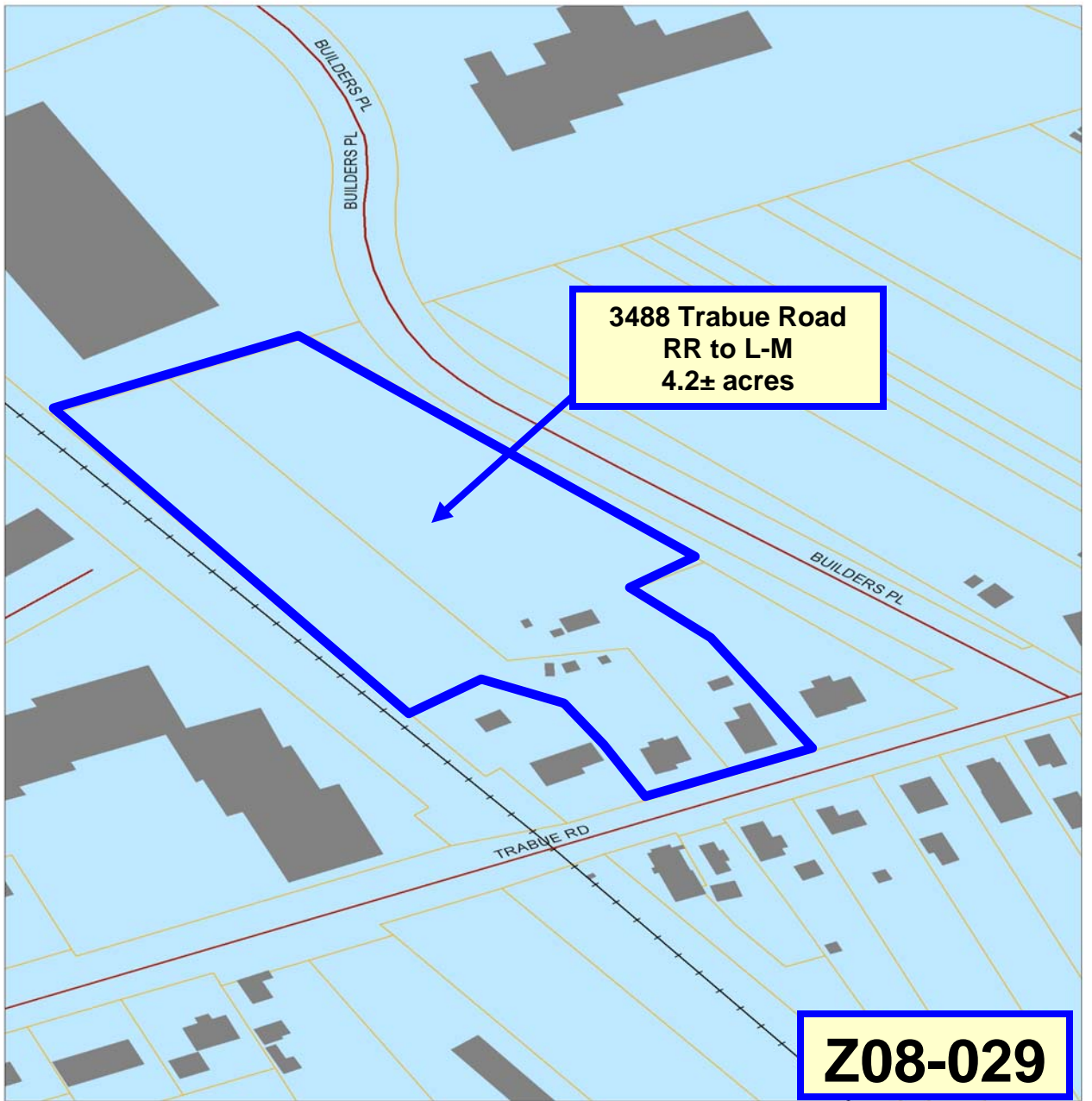
BACKGROUND:

- o The applicant requests the L-M, Limited Manufacturing District to allow less objectionable industrial uses and/or office development. The site is currently used as residences.
- o To the north is industrial development zoned in the M-2, Manufacturing District. To the south across Trabue Road are single-family dwellings in Franklin County. To the east is a strip of vacant land zoned in the R, Rural District and a single-family dwelling in Franklin County. To the west is a single-family dwelling in Franklin County.
- o The limitation text contains use restrictions, provides for screening and landscaping and contains lighting controls.
- o 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: Approval.

The requested L-M, Limited Manufacturing District will allow manufacturing and/or office development with use restrictions, screening, landscaping and lighting controls compatible with the surrounding zoning and land uses.





Limitation Text

Proposed District: L-M

Property Address: 3488 & 3492 Trabue Road Columbus, Oh 43228

Owner: Arroyo Pinon, Ltd.

Applicant: Arroyo Pinon, Ltd.

Date of Text: 05/21/08

Application Number: Z08-029

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.
2. Access to Trabue Road shall be limited to one right-in/right-out access point.

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 residential uses. Within the parking setback area along Trabue Road, a thirty (30”) inch average height continuous (except at access points) planting hedge or earth mound individually or in any combination thereof shall be installed in said area. 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 and eastern boundary of the property and such residential property to achieve a minimum opacity of 75%.

C. Building Design and/or Interior-Exterior Treatment Commitments: N/A

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 lot shall not exceed twenty-five (25) feet less than fifty feet from residential properties. Light poles located greater than 50 feet from residential property lines shall not exceed twenty eight feet (28').
6. Dumpsters on site shall be screened by an enclosure of wood, masonry or metal siding.

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 will be provided 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.

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: _____
Timothy P. Galvin

DATE: **July 9, 2008**

