



# CONDITIONAL USE APPLICATION SUMMARY



<b>File Number</b>	CU-25-2
<b>Property Address</b>	254 W JOHNSTOWN RD GAHANNA, OH 43230
<b>Parcel ID</b>	025-000908
<b>Zoning District</b>	GC - General Commercial
<b>Project/Business Name</b>	Trujillo Quality Concrete
<b>Applicant</b>	Marcus Trujillo 614-371-3032 support@trujilloqualityconcrete.com
<b>Description of the Request</b>	Trade contractor
<b>Proposed Uses</b>	
Code Section	Code Title
1105.01	Comprehensive Use Table



## AUTHORIZATION CONSENT FORM

If you are filling out more than one application for the same project & address, you may submit a copy of this form with each additional application.

As the owner or acting agent for the subject property, I have reviewed the application and hereby authorize the listed applicant to make decisions that may affect my property as it pertains to this application.

<div><div><i>Andrew Meyta</i></div><div>dotloop verified 05/22/25 9:40 AM EDT ZS2J-JCFD-DZM4-2A6K</div></div> <div>(property owner/acting agent signature)</div>	<div><div>Andrew Meyta</div><div></div></div> <div>(printed name)</div>	<div><div></div><div></div></div> <div>(date)</div>
<div><div><i>Marcus Trujillo</i></div><div>dotloop verified 05/22/25 9:20 AM EDT GYSY-6CUB-FKNW-VMDW</div></div> <div>(applicant signature)</div>	<div><div>Marcus Trujillo</div><div></div></div> <div>(printed name)</div>	<div><div></div><div></div></div> <div>(date)</div>

List of Contiguous Property Owners & Their Mailing Addresses:

1)

**Parcel ID: 025-000824-00**

**Map Routing: 025-0059B-07100**

**BING ARTHUR G H TTEE**

**190-248 JOHNSTOWN RD**

**Owner**

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Owner

BING ARTHUR G H TTEE

Owner Mailing /

4881 STONEHAVEN DR

Contact Address

COLUMBUS OH 43230

2)

**Parcel ID: 025-002810-00**

**Map Routing: 025-0059B-06900**

**JR MANAGEMENT HOLDINGS LLC**

**280 JOHNSTOWN RD**

**Owner**

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Owner

JR MANAGEMENT HOLDINGS LLC

Owner Mailing /

536 S WALL ST SUITE 300

Contact Address

COLUMBUS OH 43215

3)

Parcel ID: 025-000852-00

Map Routing: 025-O059B-04700

LARS LLC

261 W JOHNSTOWN RD

Owner

Owner

LARS LLC

Owner Mailing /

261 W JOHNSTOWN RD STE 202

Contact Address

COLUMBUS OH 43230-3048

4) This owner does not have a mailing address listed

Parcel ID: 025-000804-00

Map Routing: 025-O059B-04600

DURIS ENTERPRISES LLC

225-235 W JOHNSTOWN RD

Owner

Owner

DURIS ENTERPRISES LLC

Owner Mailing /

Contact Address

Submit Mailing Address Correction Request

Site (Property)  
Address

225-235 W JOHNSTOWN RD

[Submit Site Address Correction Request](#)

Legal Description

241 W JOHNSTOWN RD

3 AC PT LEWIS TRACT

## Statement of Proposed Use

- The essential character of the neighborhood is not likely to be substantially altered by the proposed conditional use;
- Adjoining properties are not likely to suffer as a result of the proposed conditional use;
- The proposed conditional use is not likely to place a substantial burden on government services (e.g., water, sewer, garbage);
- The proposed conditional use is likely to satisfy an economic or cultural need in the City; and
- The proposed conditional use is not likely to undermine the objectives of the land use plan.
- Use of proposed property: Our trade company; Trujillo Quality Concrete, we do not manufacture concrete. We are a concrete company which performs concrete services such as residential and commercial services (driveways, sidewalks, patios, home foundation, curbs, etc.). We are interested in housing equipment such as concrete forms, concrete tools, concrete brooms, etc. for our business and continue leasing to other companies such as existing law offices within the dwelling.
- The necessity or desirability of the proposed use to the neighborhood or community: Our business, Trujillo Quality Concrete, desires to hold our proposed equipment potentially in a metal building (70ft length x40ft width x14ft height) we are proposing to install on the land
- The relationship of the proposed use to adjacent property and land use: Trade company (conditional use)

Please clarify if there will be materials (i.e. aggregate, sand, pavers, etc.) stored on the site. If so, how and where will those materials be stored? We do not plan to store materials on site being we have these materials delivered to our job sites. If for any reason we do need to store, we will store within the proposed metal building.

Will all materials and equipment be stored inside the existing building or the future metal building? Or will some be stored outside? We will store materials (if ever needed) and equipment inside the future metal building and/or existing building.

Will you be utilizing the existing building? If so, what will it be used for? Yes, we will use part of the existing building as a meeting/office working space if needed. We plan to continue leasing office spaces within the existing building to current businesses and/or new businesses.





## PLANNING COMMISSION STAFF REPORT

### Project Summary – Trujillo Quality Concrete

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**Meeting Date:** July 23, 2025

**Location:** 254 W Johnstown Road

**Zoning:** General Commercial (GC)

**Application Type(s):** Conditional Use (CU)

**Staff Representative:** Maddie Capka, Planner II

**Recommendation:** Staff has no objection to the application.

**Location Map:**





## Staff Review

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### Overview

The applicant is requesting approval of a Conditional Use application for a trade contractor use at 254 W Johnstown Rd. The site is zoned General Commercial, which only allows trade contractors as a conditional use. The applicant's company is Trujillo Quality Concrete, which works on residential and commercial projects such as driveways, sidewalks, patios, foundations, etc.

The site contains one existing building, which has been utilized for office space in recent years. To the rear of the building, there is a large gravel area that covers most of the site. There is also an open fence around the exterior of the site. The rear of the site abuts US-62, although there are mature trees that partially block the view of the site from that ROW.

The applicant states that the existing building would remain and part of it would be used as office space for the company. The remaining office space in the building would continue to be leased to other businesses.

On the submitted site plan, the applicant shows a 14 ft tall, ~2,100 SF building/garage that would be used to store materials related to their concrete business. There are no permits in for the building, although in the future it would require a Minor Development Plan (reviewed administratively, does not require Planning Commission approval) and a building permit.

The applicant states that most materials used for their concrete business are delivered directly to the job sites, and any excess or additional materials would only be stored in the future building/garage. Outdoor storage is a prohibited use in GC, so the applicant states there will be no outdoor storage of materials on the site.

## Review Criteria

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### Conditional Use (CU)

Before granting a conditional use approval, the Planning Commission shall find that:

1. The essential character of the neighborhood is not likely to be substantially altered by the proposed conditional use;
2. Adjoining properties are not likely to suffer as a result of the proposed conditional use;
3. The proposed conditional use is not likely to place substantial burden on government services (e.g., water, sewer, garbage);
4. The proposed conditional use is likely to satisfy an economic or cultural need in the City; and
5. The proposed conditional use is not likely to undermine the objectives of the land use plan.

## Recommendation

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Staff has no objection to the Conditional Use application. There are a mix of uses in this area of Johnstown Road, many of which fall under the "trade contractor" category. The current site plan meets all zoning code requirements, including the location of the future building. If the application is approved, staff recommends adding a condition that there cannot be any outdoor storage of materials on the site.