

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 12, 2004**

9.     **APPLICATION:**                 **Z04-044**  
       **Location:**                   **1700 WALCUTT ROAD (43228)**, being 6.31± acres located the east side of Walcutt Road, 511± feet north of Transamerica Drive (560-154575).  
  
       **Existing Zoning:**             R-1, Residential District.  
       **Request:**                     L-M, Limited Manufacturing District.  
       **Proposed Use:**               Industrial and office development.  
       **Applicant(s):**               Stephen E. Schenz; 13930 Hinton Mill Road; Marysville, Ohio 43040.  
  
       **Property Owner(s):**         The Applicant.  
       **Planner:**                     Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

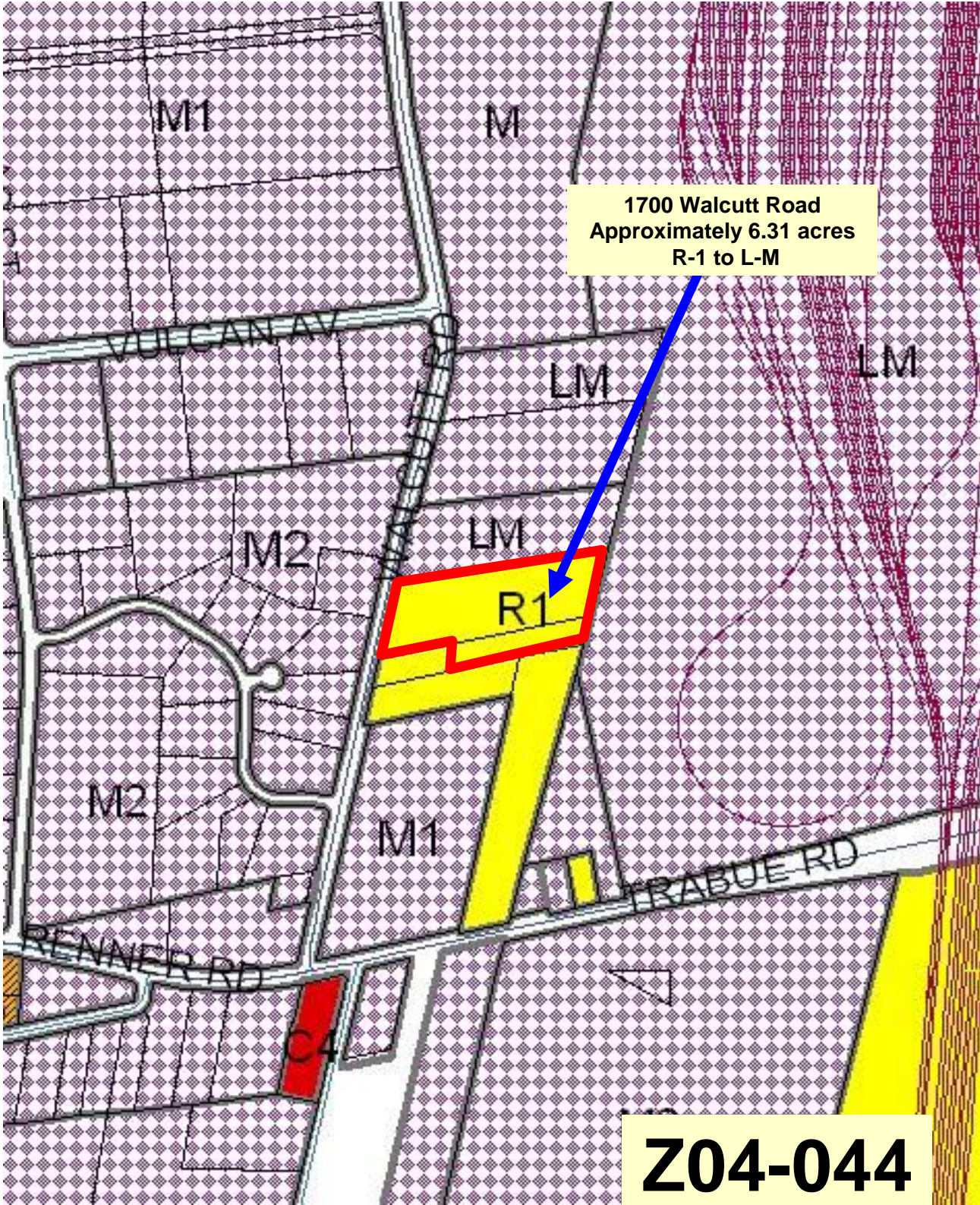
**BACKGROUND:**

- o The 6.31± acre site is currently developed with a single-family dwelling in the R-1, Residential District. The applicant requests the L-M, Limited Manufacturing District for industrial and office uses.
- o To the north is vacant land and to the east is a rail yard in the L-M, Limited Manufacturing District. To the south is vacant land in the R-1, Residential District. To the west, across Walcutt Road is an office/warehouse park in the M-2, Manufacturing District.
- o The limitation text includes use restrictions and development standards similar to the surrounding L-M, Limited Manufacturing Districts.
- o The site is located within the boundaries of the *West Columbus Interim Development Concept* (1991), which recommends industrial/manufacturing uses.
- o The *Columbus Thoroughfare Plan* identifies Walcutt 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 for office and warehouse development is consistent with the recommendation of the *West Columbus Interim Development Concept* (1991), and the zoning and development patterns of the area.

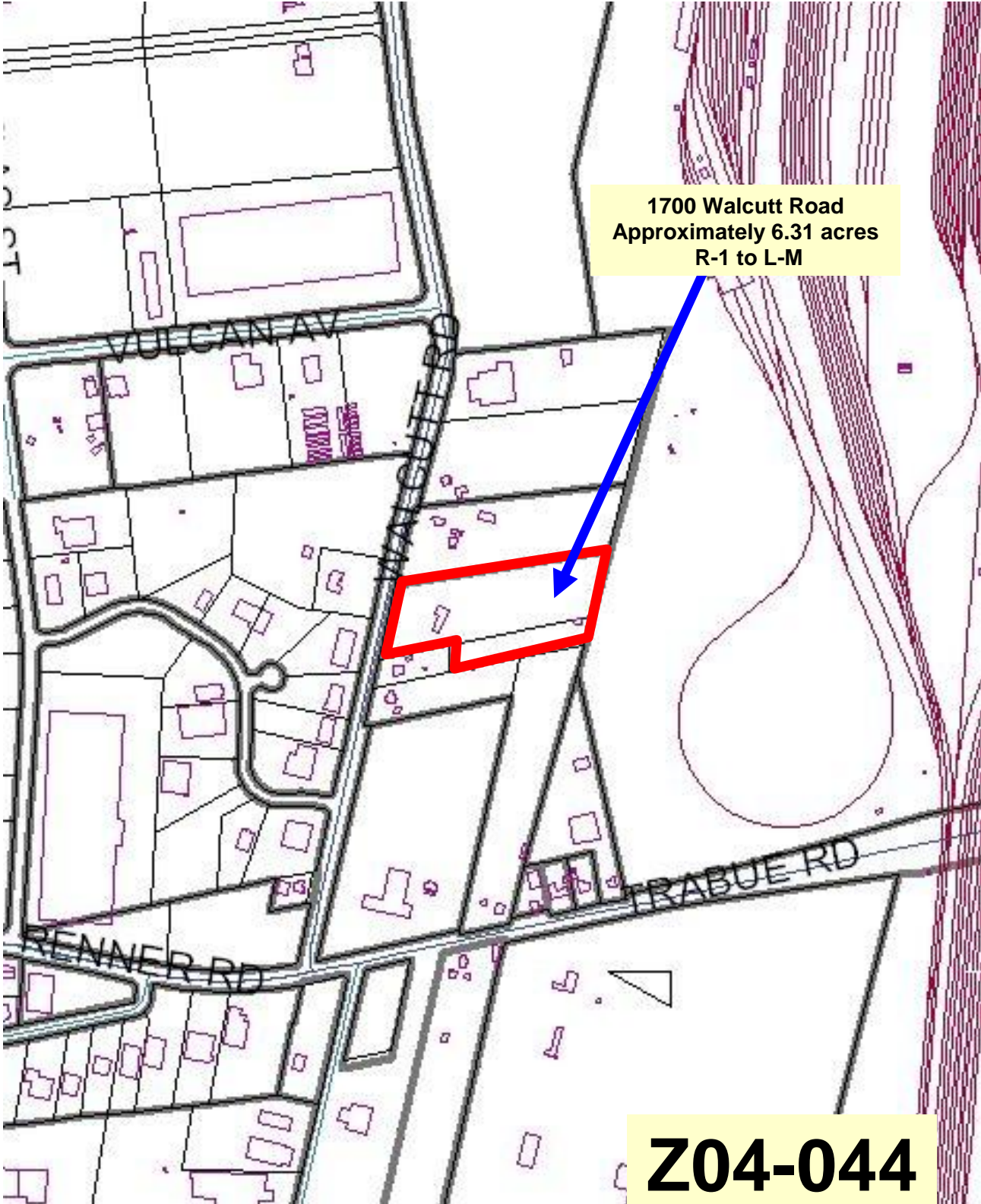




1700 Walcutt Road  
Approximately 6.31 acres  
R-1 to L-M

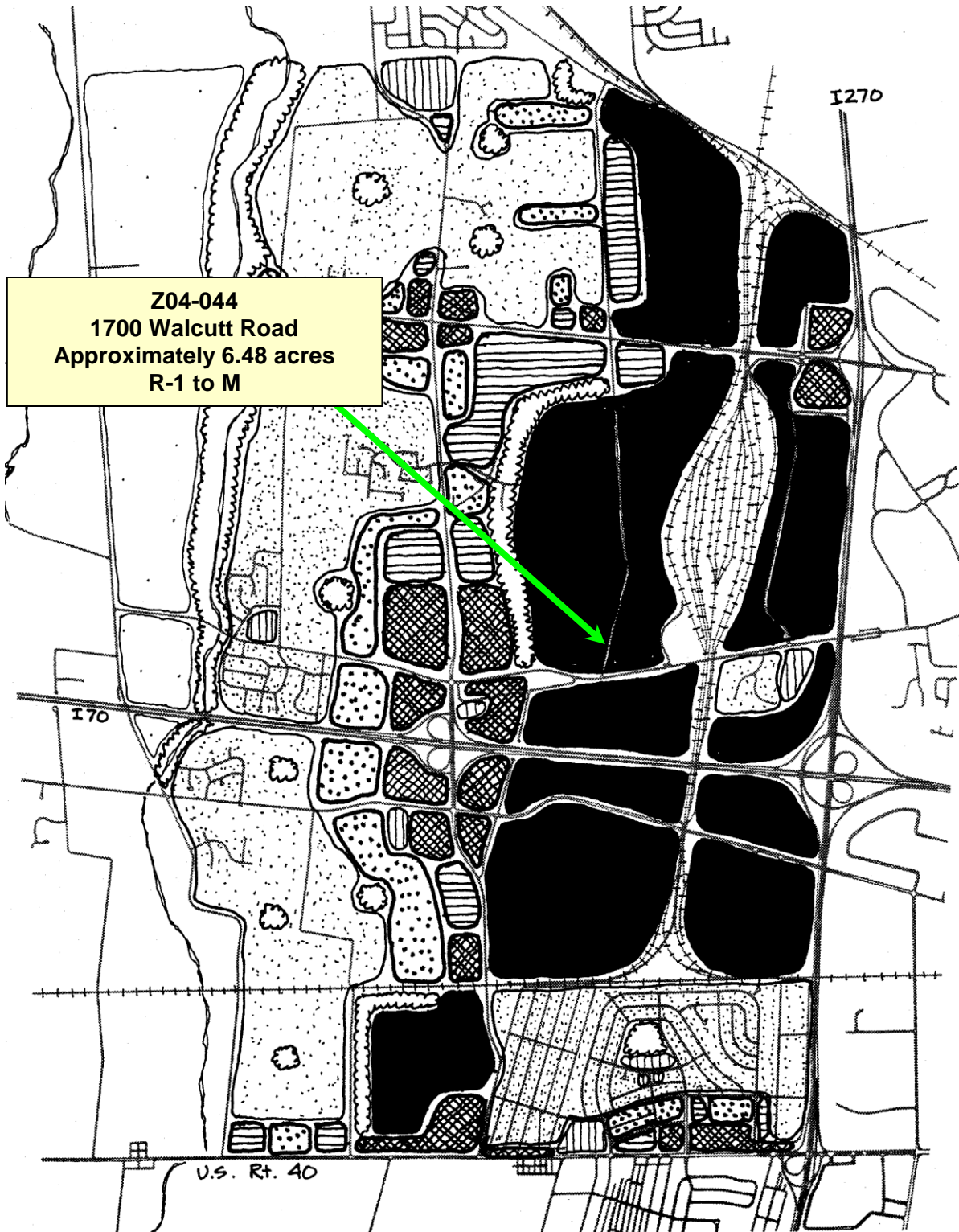
**Z04-044**





1700 Walcutt Road  
Approximately 6.31 acres  
R-1 to L-M

**Z04-044**



Recommended Land Use WEST COLUMBUS

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



**PROJECT DISCLOSURE STATEMENT**

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

STATE OF OHIO APPLICATION # 204-044  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Stephen A. Schenz  
of (COMPLETE ADDRESS) 13930 Hinton-Mill Rd, Columbus, OH 43040  
deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>June E. Schenz Trust</u>	<u>1700 Walcott Rd., Columbus, Ohio 43228</u>
<u>Stephen A. Schenz</u>	<u>13930 Hinton Mill Rd, Marysville, OH 43040</u>

SIGNATURE OF AFFIANT [Signature]

Subscribed to me in my presence and before me this 23 day of APRIL, in the year 2004

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires: 10-19-05

***This Project Disclosure Statement expires six months after date of notarization.***

Notary Seal Here



JENNIFER L. GUMMO  
NOTARY PUBLIC, STATE OF OHIO  
MY COMMISSION EXPIRES OCTOBER 19, 2005