

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 13, 2003**

- 8. APPLICATION: Z03-032**
Location: 1800 WALCUTT ROAD (43228), being 11.21± acres on the east side of Walcutt Road, 1530± feet north of Trabue Road (560-154579).
Existing Zoning: M-1, Manufacturing District.
Request: L-M, Limited Manufacturing District.
Proposed Use: Manufacturing and truck-related commercial uses.
Applicant(s): Toombs Truck and Equipment Company; 1800 Walcutt Road; Columbus, Ohio 43228.
Property Owner(s): The Applicant.
Planner: Shannon Pine, 645-2208; spine@columbus.gov

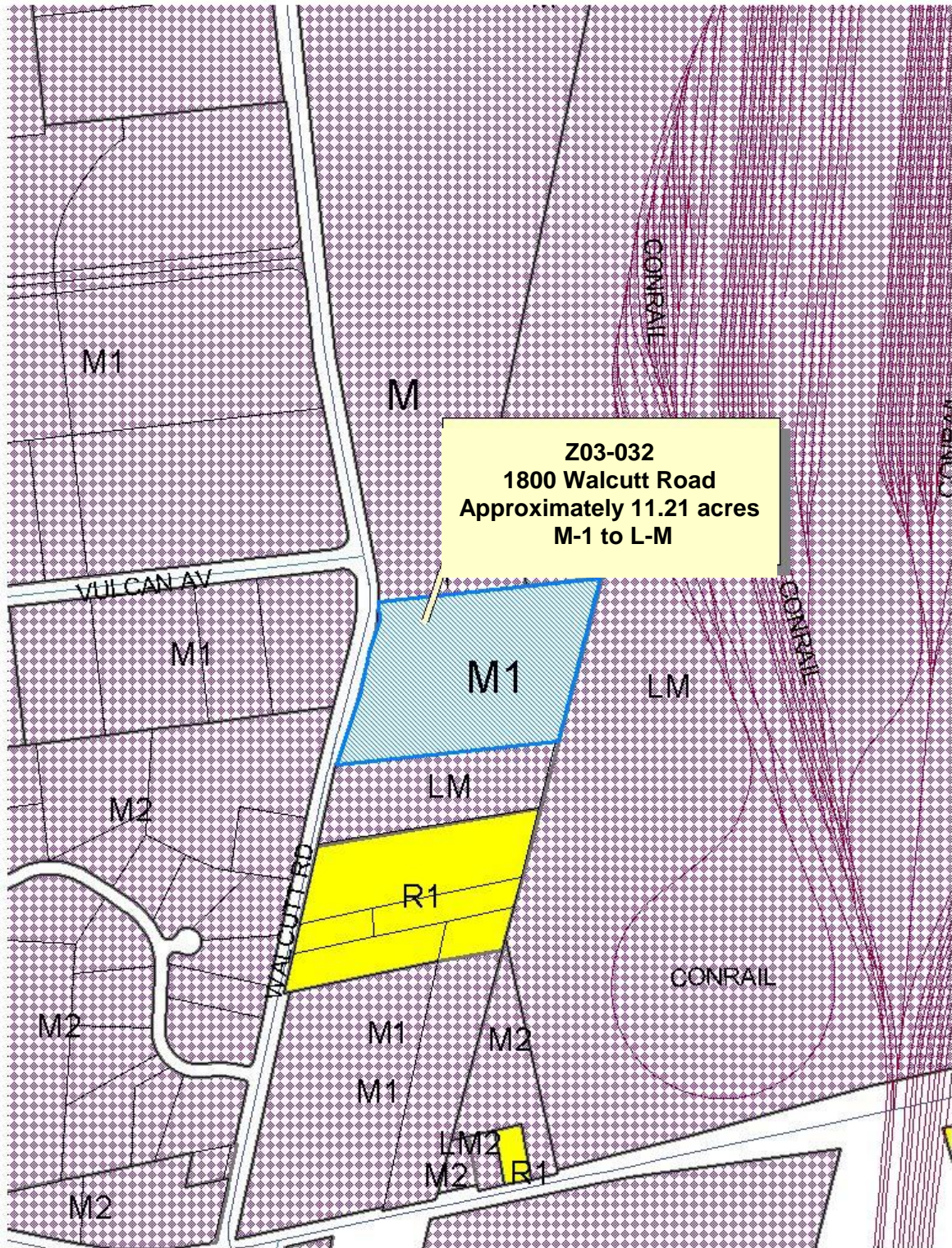
BACKGROUND:

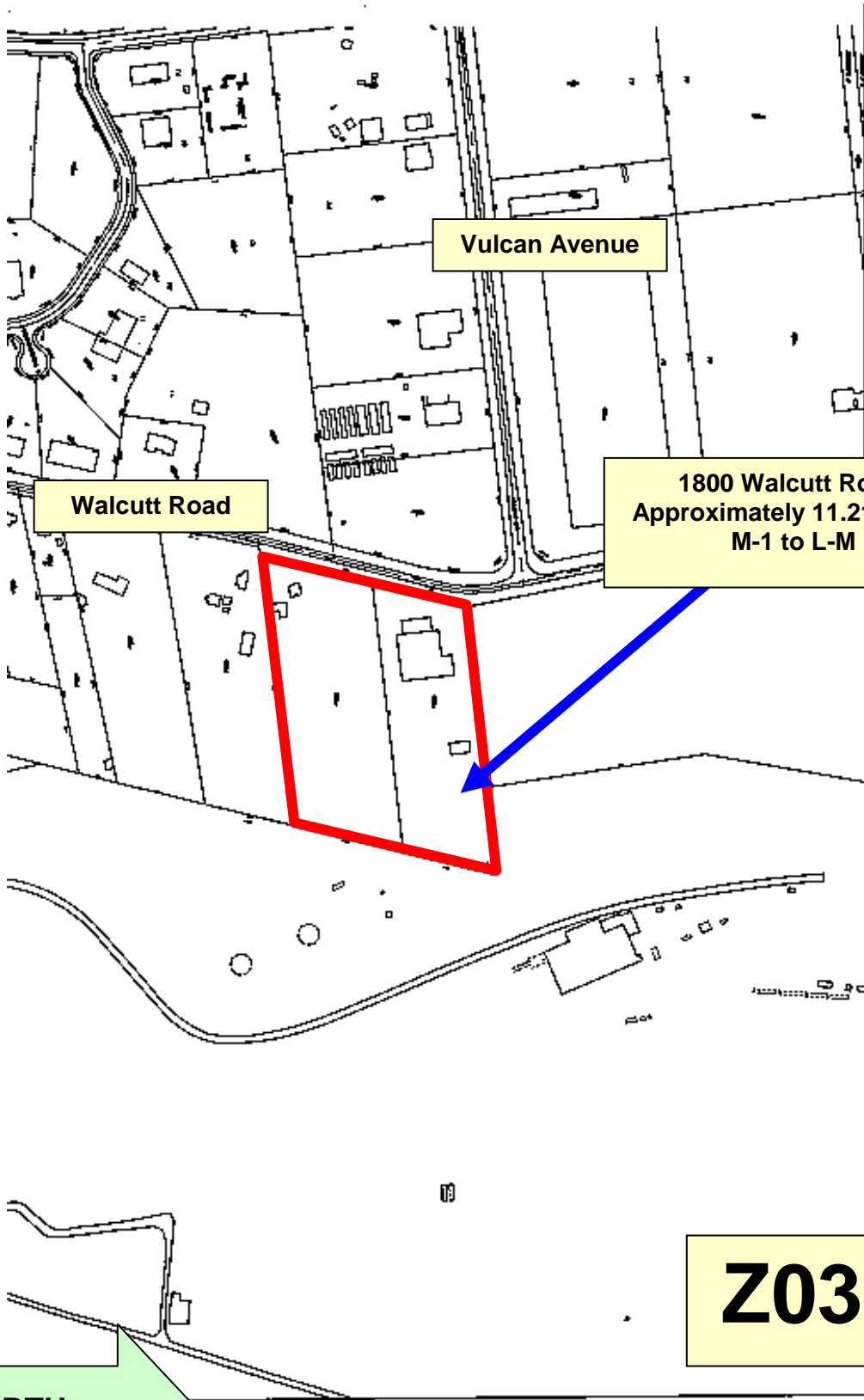
- o The 11.21± acre site is zoned in the M-1, Manufacturing District, and developed with a truck equipment manufacturing warehouse, a temporary office trailer, a truck sales lot, and a single-family dwelling used as a night watchman's house. The applicant requests the L-M, Limited Manufacturing District to expand the existing business by allowing truck sales/service (including sales of parts) and office uses.
- o A Zoning Code Violation Order was issued on February 1, 2003, for not having a Certificate of Zoning Clearance for the temporary office trailer and the truck sales lot. The rezoning application was filed to change the zoning to a district that allows these uses so that compliance with the order can be achieved.
- o This application was tabled at the July 10, 2003 Development Commission meeting. The applicant had requested unrestricted M, Manufacturing District, and staff recommended disapproval of the application because there was no mechanism to prevent inappropriate commercial uses on this property. The applicant has filed a limitation text that includes use restrictions and development standards similar to the surrounding L-M, Limited Manufacturing Districts.
- o The site is surrounded by vacant land in the M, Manufacturing District to the north, Conrail tracks and fuel storage tanks in the L-M, Limited Manufacturing District to the east, vacant land in the L-M, Limited Manufacturing District to the south, and a nursery in the M-1 and M-2, Manufacturing Districts to the west across Walcutt Road.
- o The site is located within the boundaries of the *West Columbus Interim Concept* (1991), which recommends industrial/manufacturing uses. The proposed truck-related and office uses are consistent with the area plan.

- 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.

As staff recommended in July, the applicant has changed the request to L-M, Limited Manufacturing District for a truck equipment business allowing truck sales and service (including sales of parts) and office uses with use restrictions and development standards that are similar to the surrounding L-M Districts.



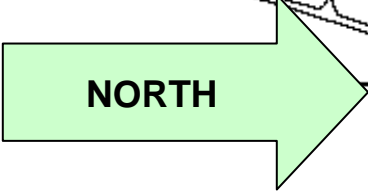


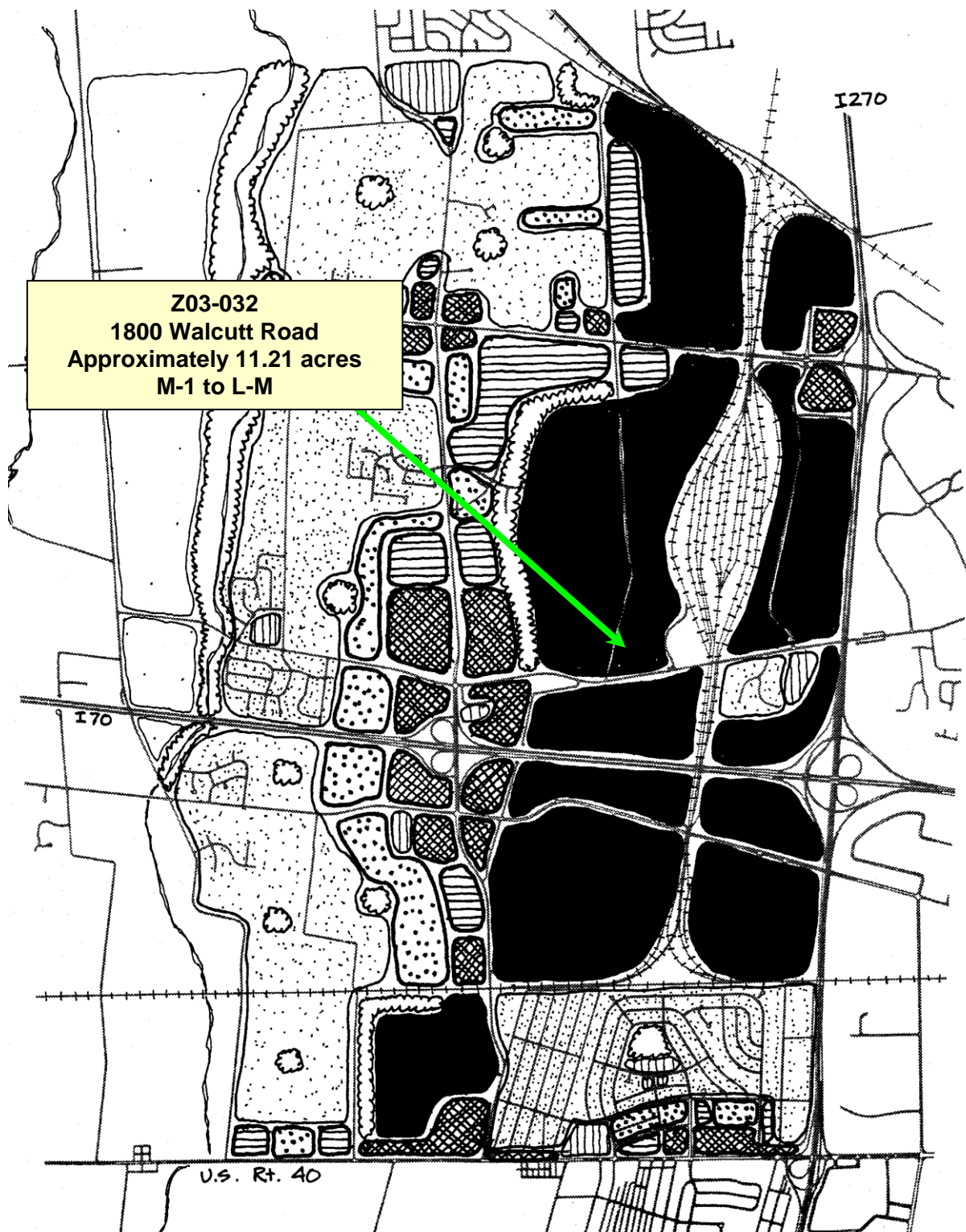
Vulcan Avenue

Walcutt Road

1800 Walcutt Road
Approximately 11.21 acres
M-1 to L-M

Z03-032





Z03-032
1800 Walcutt Road
Approximately 11.21 acres
M-1 to L-M

- Recommended Land Use WEST COLUMBUS
- | | | | |
|-----------------------|----------------------|---------------------|---------------------|
| Residential SFD (low) | Residential Multi-F. | Institutional | Commercial |
| Residential SFD | Open Space/Park | Office/Transitional | Industrial/Manuf. ← |