

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
SEPTEMBER 13, 2018**

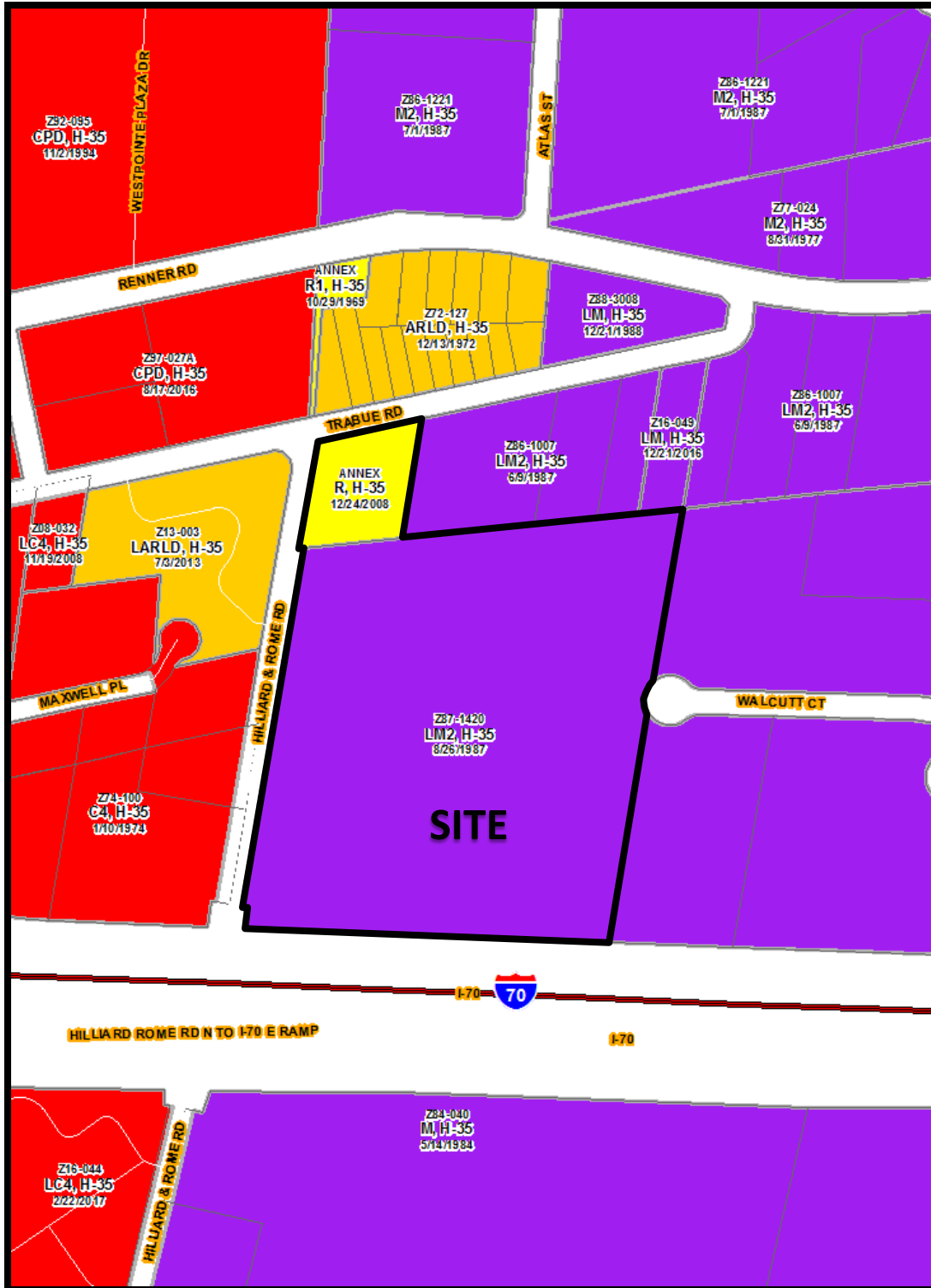
- 2. APPLICATION: Z18-040**
- Location:** **5240 WALCUTT COURT (43228)**, being 22.78± acres located at the terminus of Walcutt Court, 750± feet west of Walcutt Road (570-210824 and 245-287914).
- Existing Zoning:** R, Rural District and L-M-2, Limited Manufacturing District.
- Request:** L-M, Limited Manufacturing District.
- Proposed Use:** Less objectionable manufacturing uses.
- Applicant(s):** Marous Brothers Construction; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Property Owner(s):** OMCO Building, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, Second Floor; Columbus, OH 43215.
- Planner:** Michael Maret; 614-645-2749; mjmare@columbus.gov

BACKGROUND:

- The 22.78± acre site consists of one parcel developed with an industrial park in the L-M-2, Limited Manufacturing District, and one undeveloped parcel in the R, Rural District. The applicant proposes the L-M, Limited Manufacturing District to permit less objectionable manufacturing uses.
- The site is bordered to the north by apartments in the ARLD, Apartment Residential Low Density District. To the north and west are office-warehouses in the L-M and L-M-2, Limited Manufacturing districts. To the south is I-70W and to the west are apartments in the L-ARLD, Limited Apartment Residential Low Density District as well as hotels and restaurants in the C-4, Commercial District.
- Concurrent CV18-055 has been filed to allow gravel surfaces for driveways, aisles, and circulation areas, and to reduce open storage setbacks on the site. The Council variance also includes a site plan that will address landscaping and buffering along Hilliard Rome Road East to the west and Trabue Road to the north, as well as along the adjoining properties to the north. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the *Trabue/Roberts Area Plan (2011)*, which recommends “light industrial” uses for this location.
- The limitation text includes commitments to development standards including setbacks, access, landscaping, and graphics.

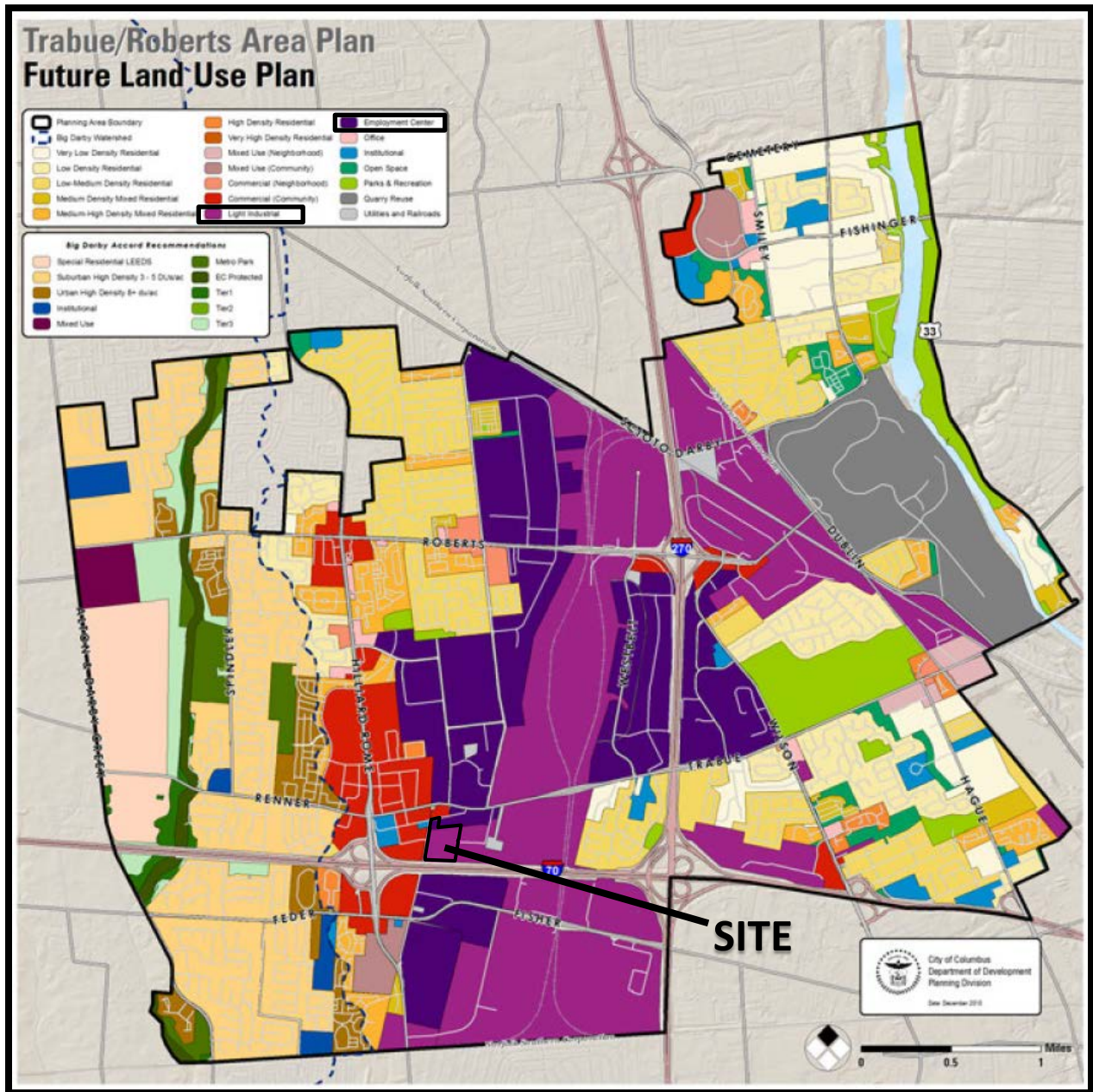
CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested L-M, Limited Manufacturing District would permit less objectionable manufacturing uses on the site. Staff supports the proposed L-M, Limited Manufacturing District as the *Trabue/Roberts Area Plan* recommends industrial uses for this location.



Z18-040
5240 Walcutt Court
Approximately 22.78 acres
L-M-2 & R to L-M

Trabue Roberts Area Plan (2011) – “Light Industrial” & “Employment Center” Recommended



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Approximately 22.78 acres
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Z18-040
5240 Walcutt Court
Approximately 22.78 acres
L-M-2 & R to L-M

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

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

APPLICATION #: 218-040

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, Columbus, Ohio 43215
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 in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

1. Marous Brothers Construction 1702 Joseph Lloyd Parkway Willoughby, Ohio 44094 Number of City of Columbus-based Employees: Zero (0) Contact: Mark Ricchiuto; Phone No. 440.391.5387	2. OMCO Building, LLC 3993 East Royalton Road Broadview Heights, Ohio 44147 Number of City of Columbus-based Employees: One Hundred Seventy Eight (178) Contact: Dave Blockson; Phone No. 440.838.7221
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 25th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 2018

NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer