

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 14, 2019**

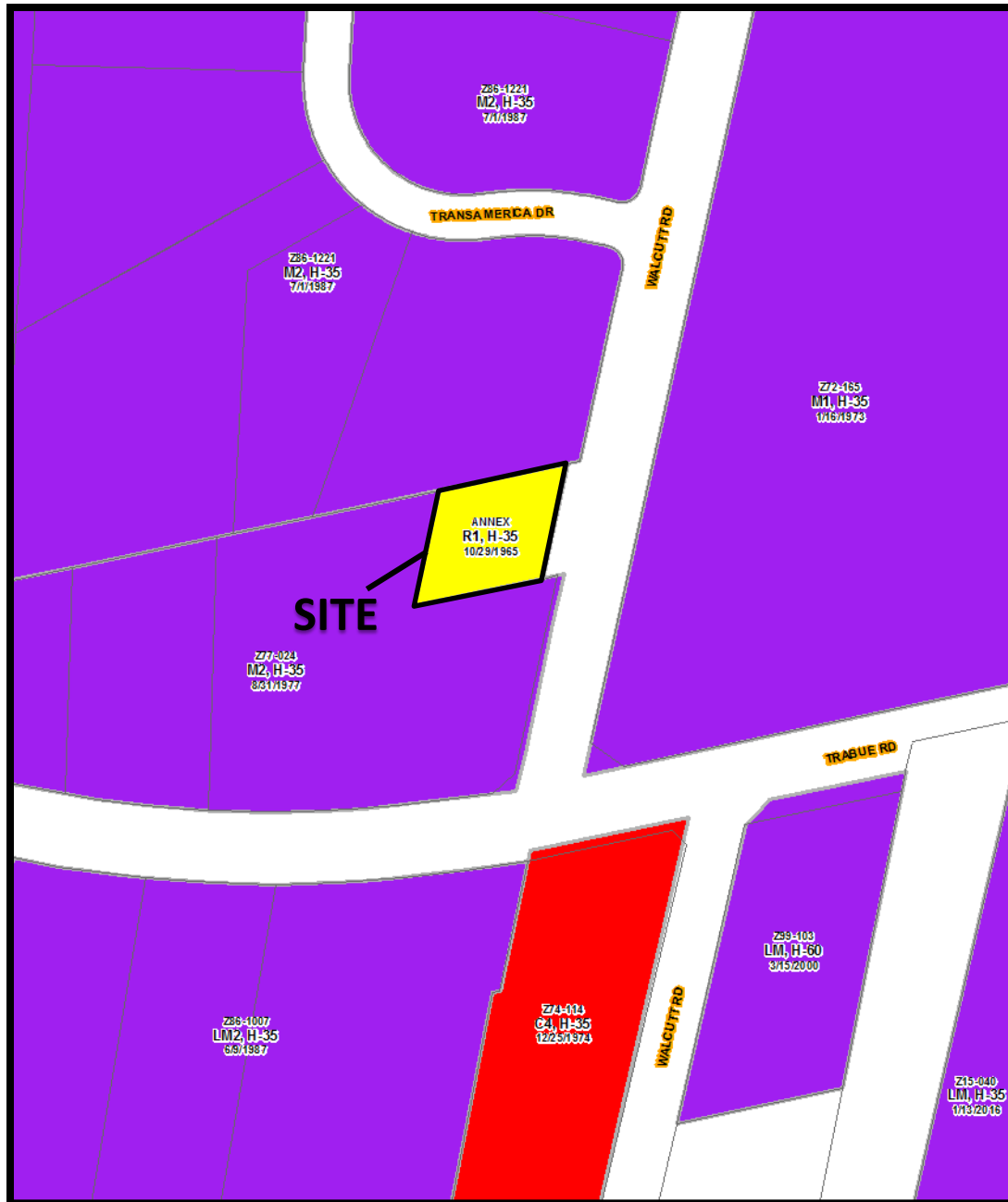
- 4. APPLICATION: Z19-004**  
**Location:** **1545 WALCUTT ROAD (43228)**, being 0.39± acres located on the west side of Walcutt Road, 225± feet north of Trabue Road (560-154698; Far West Side Area Commission).  
**Existing Zoning:** R-1, Residential District.  
**Request:** M, Manufacturing District (H-35).  
**Proposed Use:** Automotive maintenance and repair.  
**Applicant(s):** Kathleen R. MacDonald; 177 Chasely Circle; Powell, OH 43065.  
**Property Owner(s):** Same as applicant.  
**Planner:** Michael Maret; 614-645-2749; [mjmaret@columbus.gov](mailto:mjmaret@columbus.gov)

**BACKGROUND:**

- The 0.39± acre site consists of a single parcel developed with an automotive maintenance and repair facility in the R-1, Residential District. Automotive maintenance and repair was previously a permitted use under CV98-001A, which also reduced the front setback to 28 feet, limited the building size to 2,400 square feet, required screening, M-2 graphics standards, and limited the variance to a length of five years. The applicant proposes the M, Manufacturing District to permit the existing use and allow uses compatible with neighboring parcels.
- The site is bordered to the north and east by industrial buildings in the M-1 and M-2, Manufacturing districts. To the south and west is undeveloped land in the M-2, Manufacturing District.
- The site is within the planning area of the Trabue/Roberts Area Plan (2011), which recommends “employment center” uses at this location.
- The site is located within the boundaries of the Far West Side Area Commission, who at the time of this filing was not a Council-approved area commission. However, the application was reviewed by the Cross Creek Civic Association, whose recommendation is for approval.
- The *Columbus Thoroughfare Plan* identifies Walcutt Road as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

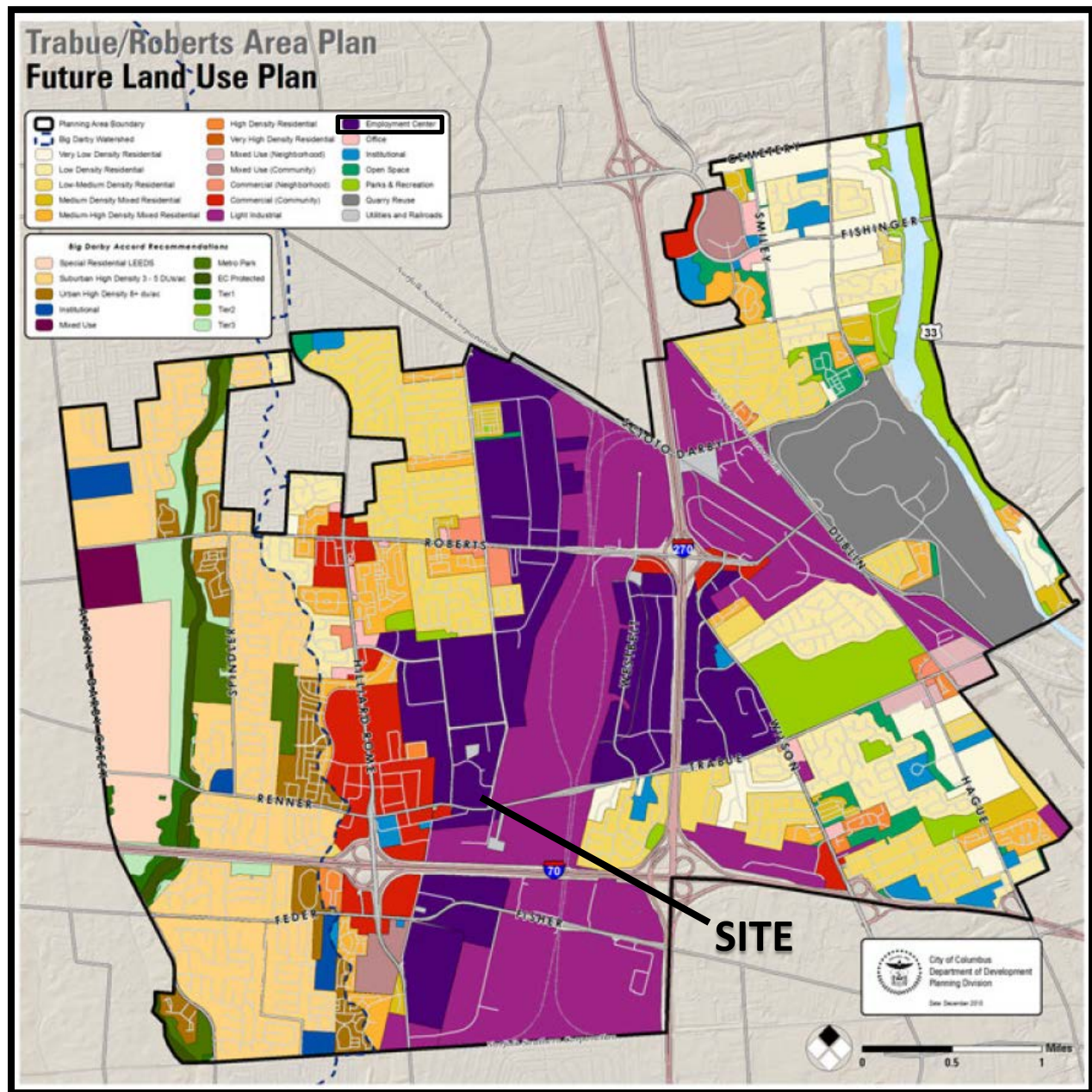
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested M, Manufacturing District would permit and legitimize the existing automotive maintenance and repair use on a limited scale due to the size of the parcel, and also would allow uses compatible with neighboring parcels.



Z19-004  
1545 Walcutt Road  
Approximately 0.39 acres  
From R-1 to M

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



Z19-004  
1545 Walcutt Road  
Approximately 0.39 acres  
From R-1 to M





Z19-004  
1545 Walcutt Road  
Approximately 0.39 acres  
From R-1 to M

## Standardized Recommendation Form

ORD # 0883-2019; Z19-004; Page 5 of 6  
111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • [www.columbus.gov/bzs](http://www.columbus.gov/bzs) • [zoninginfo@columbus.gov](mailto:zoninginfo@columbus.gov)

**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

**Case Number:**

\_\_\_\_\_

**Address:**

\_\_\_\_\_

**Group Name:**

\_\_\_\_\_

**Meeting Date:**

\_\_\_\_\_

**Specify Case Type:**

- ☐ **BZA Variance / Special Permit**  
☐ **Council Variance**  
☐ **Rezoning**  
☐ **Graphics Variance / Plan / Special Permit**

**Recommendation:**

(Check only one and list basis  
for recommendation below)

- ☐ **Approval**  
☐ **Disapproval**

### NOTES:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Vote:**

\_\_\_\_\_

**Signature of Authorized Representative:**

\_\_\_\_\_  
SIGNATURE

\_\_\_\_\_  
RECOMMENDING GROUP TITLE

\_\_\_\_\_  
DAYTIME PHONE NUMBER

Please **e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to:** Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

## 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 #: Z19-004

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Kathleen R. MacDonald  
of (COMPLETE ADDRESS) 177 Chasely Circle Powell, Ohio 43065  
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. <u>Kathleen R. MacDonald</u><br><u>MacDonald's Body Shop</u><br><u>1545 Walcutt Rd.</u><br><u>Columbus, Ohio 43228</u> | 2. |
| 3. <u>employees (2)</u><br><u>(614) 761-1911</u>  | 4. |

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Kathleen R. MacDonald

Subscribed to me in my presence and before me this 08<sup>th</sup> day of January, in the year 2019

SIGNATURE OF NOTARY PUBLIC

Vinay Gupta

My Commission Expires:

May 21<sup>st</sup> 2022



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

Notary Public State of Ohio

My Comm. Expires MAY 21, 2022

**PLEASE 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**