



Legislation Text

File #: 0883-2019, **Version:** 2

Rezoning Application: Z19-004

APPLICANT: Kathleen R. MacDonald; 177 Chasely Circle; Powell, OH 43065.

PROPOSED USE: Automotive maintenance and repair.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (4-0) on March 14, 2019.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The 0.35± 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 within the planning area of the *Trabue/Roberts Area Plan* (2011), which recommends "employment center" uses at this location. Staff finds the proposed M, Manufacturing District uses compatible with neighboring parcels due to the limited size and scale of the site, establishing an appropriate zoning district for the existing automotive maintenance and repair use.

To rezone **1545 WALCUTT ROAD (43228)**, being 0.35± acres located on the west side of Walcutt Road, 225± feet north of Trabue Road, **From:** R-1, Residential District, **To:** M, Manufacturing District (Rezoning #Z19-004).

WHEREAS, application #Z19-004 is on file with the Department of Building and Zoning Services requesting rezoning of 0.35± acres from R-1, Residential District, to M, Manufacturing District; and

WHEREAS, the Development Commission recommends approval of said zoning change; and

WHEREAS, 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; and

WHEREAS, the City Departments recommend approval of said zoning change because the proposed M, Manufacturing District uses are compatible with neighboring parcels due to the limited size and scale of the site, establishing an appropriate zoning district for the existing automotive maintenance and repair use; now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That the Official Zoning Map of the City of Columbus, as adopted by Ordinance # 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

1545 WALCUTT ROAD (43228), being 0.35± acres located on the west side of Walcutt Road, 225± feet north of Trabue Road, and being more particularly described as follows:

Situated in the State of Ohio, County of Franklin, City of Columbus, located in part of Virginia Military Survey No. 12486, and being part of a 0.543 acre tract now owned by David J MacDonald as recorded in Official Record 3294 F03, Franklin Co. Rec. Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found marking the intersection of the centerlines of Trabue Road and Walcutt Road;

Thence North 12°27'25" East 285.64 feet, along the centerline of Walcutt Road, to a PK nail set marking the southeast corner of said 0.543 acre tract and the northeast corner of a 5.1016 acre tract now owned by John R. Garvin and Henry R. Hobbs are recorded in Deed Book 3574, Page 406, Franklin County Recorders Office, and being the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence South 78°00'53" West 54.92 feet, along the south line of said 0.543 acre tract and north line of said 5.1016 acre tract, to an iron pin set marking the southwest corner of said 0.543 acre tract;

thence North 12°27'25" East 130.00 feet, along the west line of said 0.543 acre tract and a east line of said 5.1016 acre tract, parallel with the centerline of Walcutt Road, to an iron pin set in the north line of said 0.543 acre tract and south line of Lot 5 of Trabue-Walcutt Industrial Park, Section 1, as shown and delineated in Plat Book 46, Page 46, Franklin County Recorder's Office;

thence North 78°00'53" East 145.08 feet, along the north line of said 0.543 acre tract and south line of Lot 5 of Trabue-Walcutt Industrial Park, Section 1, to an iron pin set;

thence South 12°27'25" West 130.00 feet, across said 0.543 acre tract and parallel with the centerline of Walcutt Road, to the principal place of beginning containing 0.349 acres (17170 square feet) more or less. Subject to all easements, restrictions, and rights of way or record, if any.

Basis of bearings from Plat Book 45, Page 46, based on the centerline of Walcutt Road being North 12°27'25" East. All reference plats on file at Franklin County Recorder's office, Columbus, Ohio. A survey of the above-described premises was done by Bradley J. Patridge P.S. 7068, in September 1997. All iron pins set are capped PATRIDGE SURVEYING.

To Rezone From: R-1, Residential District

To: M, Manufacturing District

SECTION 2. That a Height District of thirty-five (35) feet is hereby established on the M, Manufacturing District on this property.

SECTION 3. That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Department of Building and Zoning Services.

SECTION 4. Upon redevelopment of this site, this property shall participate in an access reconfiguration with the property to the south to provide shared access to Walcutt Road with appropriate cross access easements granted as applicable.

SECTION 45. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.