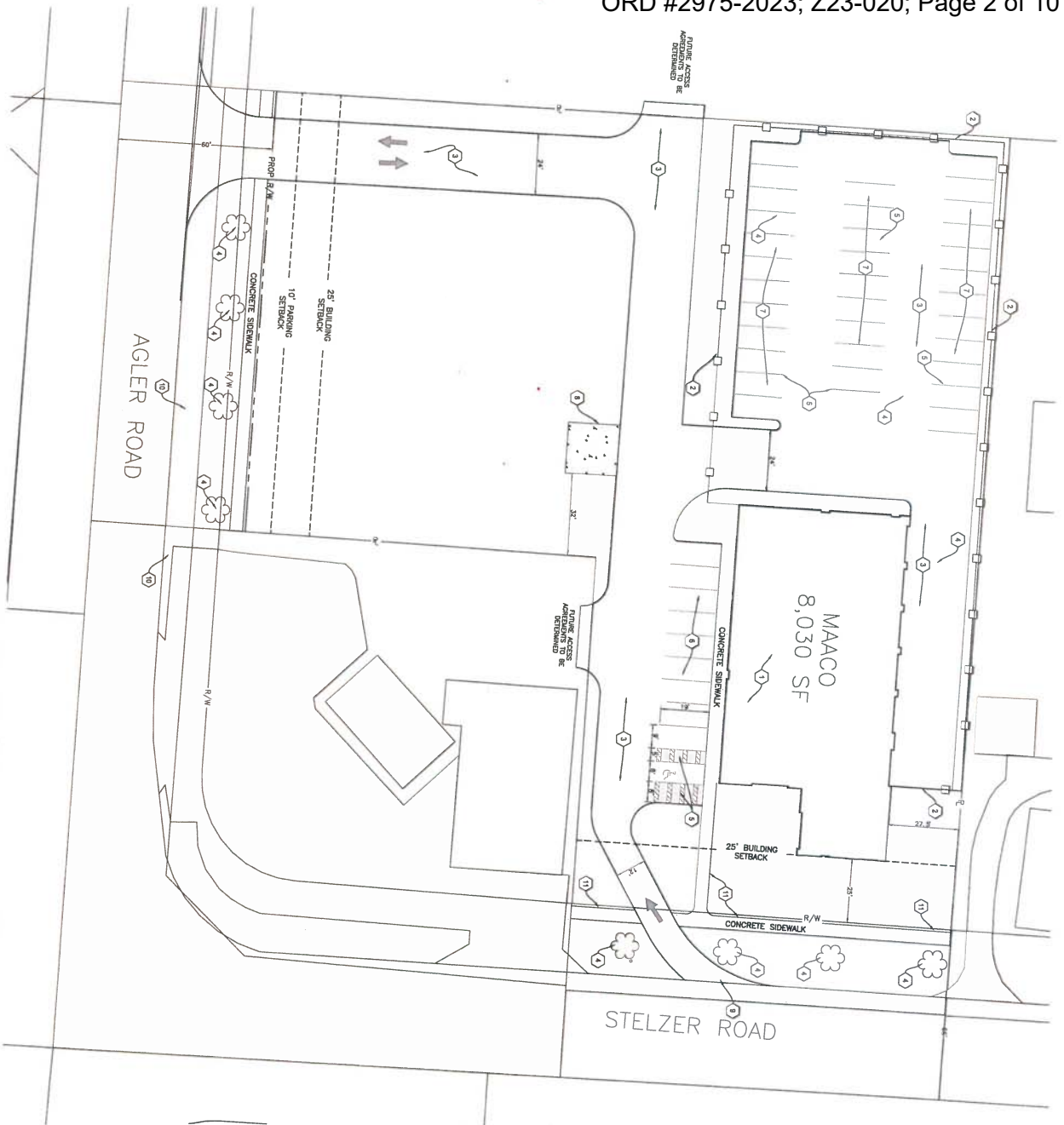




Final Site Plan Received 6.13.23 Sheet 2 of 2 Z23-020

MAACO BUILDING, 8,030 SF. THIS STATEMENT OF PROFESSIONAL SERVICE BY SANDS DECKER ENGINEERS & SURVEYORS, LLC FOR THE DESCRIBED PROJECT IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE MAACO BUILDING AND ITS ACCESSORY STRUCTURES AND UTILITIES. IT DOES NOT INCLUDE ANY OTHER WORK OR SERVICES THAT MAY BE REQUIRED FOR THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DESIGN, SPECIFICATIONS, AND DOCUMENTS.



*Handwritten signature and date: 6/13/23*

<p><b>MISC. NOTES</b></p> <ul style="list-style-type: none"> <li>• ALL ITEM NUMBERS REFER TO THE LOT OF COLUMBUS CONSTRUCTION AND MATERIAL SPECIFICATIONS, LATEST EDITION, UNLESS OTHERWISE NOTED.</li> </ul>	<p><b>11 SITE KEYNOTES</b></p> <ol style="list-style-type: none"> <li>8,030 SF (4-1) MAACO BUILDING.</li> <li>FENCE.</li> <li>STANDARD PAVEMENT FOR 3312.21.</li> <li>PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES, AND CURB MARKINGS SHALL BE PLACED AS SHOWN. PER THE CONTRACT DOCUMENTS.</li> <li>10 SPACES FOR CUSTOMER AND EMPLOYEE PARKING.</li> <li>DUMPSTER AND 3 USED FOR STORAGE.</li> <li>RIGHT IN ONLY (STELZER RD.)</li> <li>RIGHT IN ONLY (AGLER RD.)</li> <li>CONCRETE SIDEWALK.</li> </ol>
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**SANDS DECKER**  
ENGINEERS & SURVEYORS

OFFICES  
1493 Old Henderson Road  
Columbus, Ohio 43220  
614-459-8992

422 North Broad Street  
Lancaster, Ohio 43130  
740-385-2140

507 Main Street  
Zanesville, Ohio 43701  
740-450-1640

**NOT FOR CONSTRUCTION**

*A. Scott Swartz*  
Registered Engineer 043423  
DOB

Know what's below.  
Call before you dig.

**STELTZER RD.  
MAACO  
PLAN**

04-24-23 PRELIM. SITE COMP.  
1" = 20'

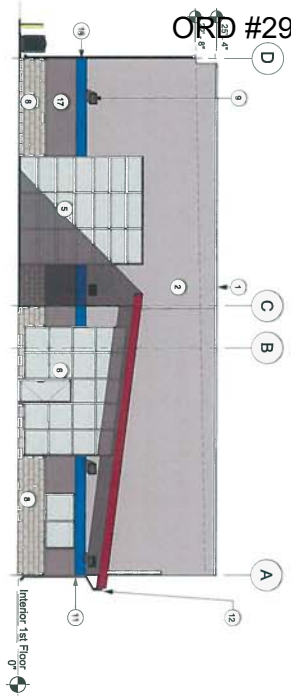
GRAPHIC SCALE  
1" = 20'

NORTH

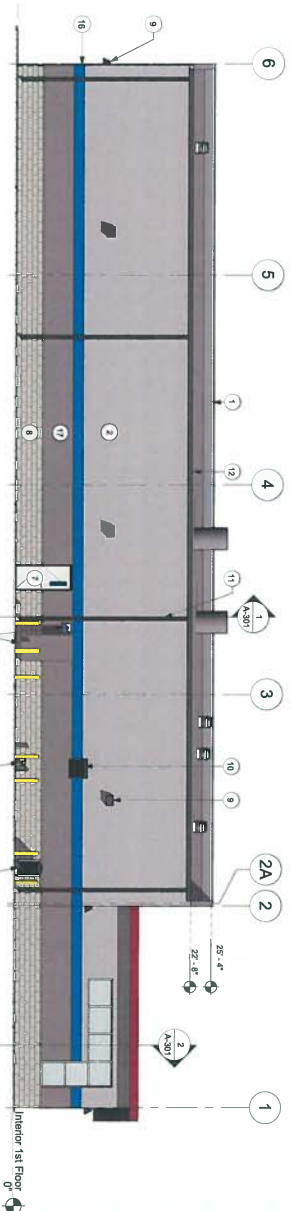
SITE PLAN  
2 OF 2  
SD PROJECT NO. 4639

DESIGN DEVELOPMENT - DO NOT USE FOR CONSTRUCTION

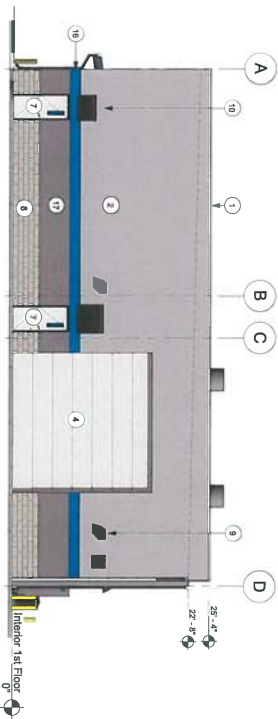
REFER TO MAACO PROTO PDF SET AND FINAL CONSTRUCTION DRAWING SET FOR COMPLETE DESIGN AND DETAILS\*\*\*



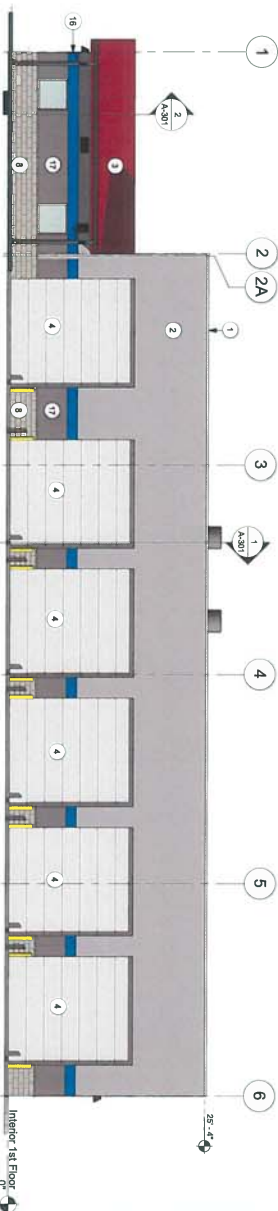
1 ENTRY ELEVATION  
Scale: 1/8" = 1'-0"



2 REAR ELEVATION  
Scale: 1/8" = 1'-0"



3 SIDE ELEVATION  
Scale: 1/8" = 1'-0"



4 SERVICE ELEVATION  
Scale: 1/8" = 1'-0"

- EXTENDED FINISH MATERIAL
1. PREFINISHED CAB FINISHING PER MAACO PROTO, TYP.
  2. EPS EXTENSION INSULATED FINISHING SYSTEM (LIGHT GREY)
  3. 1/2\"
  4. SECTIONAL OVERHEAD DOOR PER MAACO CRITERIA
  5. 1\"
  6. CLEAR ANODIZED ALUMINUM STOREFRONT PER MAACO PROTO, TYP.
  7. BRUSH FACED ALUMINUM STOREFRONT PER MAACO PROTO, TYP.
  8. BRUSH FACED ALUMINUM STOREFRONT PER MAACO PROTO, TYP.
  9. ABOVE WINDOW, TYP. ELECTRICAL, TYP.
  10. LOWER PER MECHANICAL, TYP.
  11. PER MAACO CRITERIA
  12. CONTINUOUS PREFINISHED ALUMINUM GUTTERING INSTALLED PER MAACO CRITERIA
  13. PER MAACO CRITERIA
  14. GAS METER PER MECHANICAL
  15. PER MAACO CRITERIA
  16. EPS BAND (BLUE)
  17. EPS (DARK GREY)

*Submittal from 6/13/23*

PROJECT	MAACO AT STELZER RD
DATE	6/13/23
SCALE	1/8" = 1'-0"
DESIGNER	MAACO
CHECKER	MAACO
APPROVER	MAACO
DATE	6/13/23
PROJECT	MAACO AT STELZER RD
DATE	6/13/23
SCALE	1/8" = 1'-0"
DESIGNER	MAACO
CHECKER	MAACO
APPROVER	MAACO
DATE	6/13/23

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JUNE 8, 2023**

- 2. APPLICATION:** [Z23-020](#)
- Location:** **3662 AGLER RD. (43219)**, being 1.65± acres located at the northwest corner of Agler Road and Stelzer Road (520-162411; Northeast Area Commission).
- Existing Zoning:** R-1, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Automobile repair and paint shop.
- Applicant(s):** Xyzit Property Group, LLC c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
- Property Owner(s):** Kenneth C. Baker Tr.; 2650 Stelzer Road; Columbus, OH 43219.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

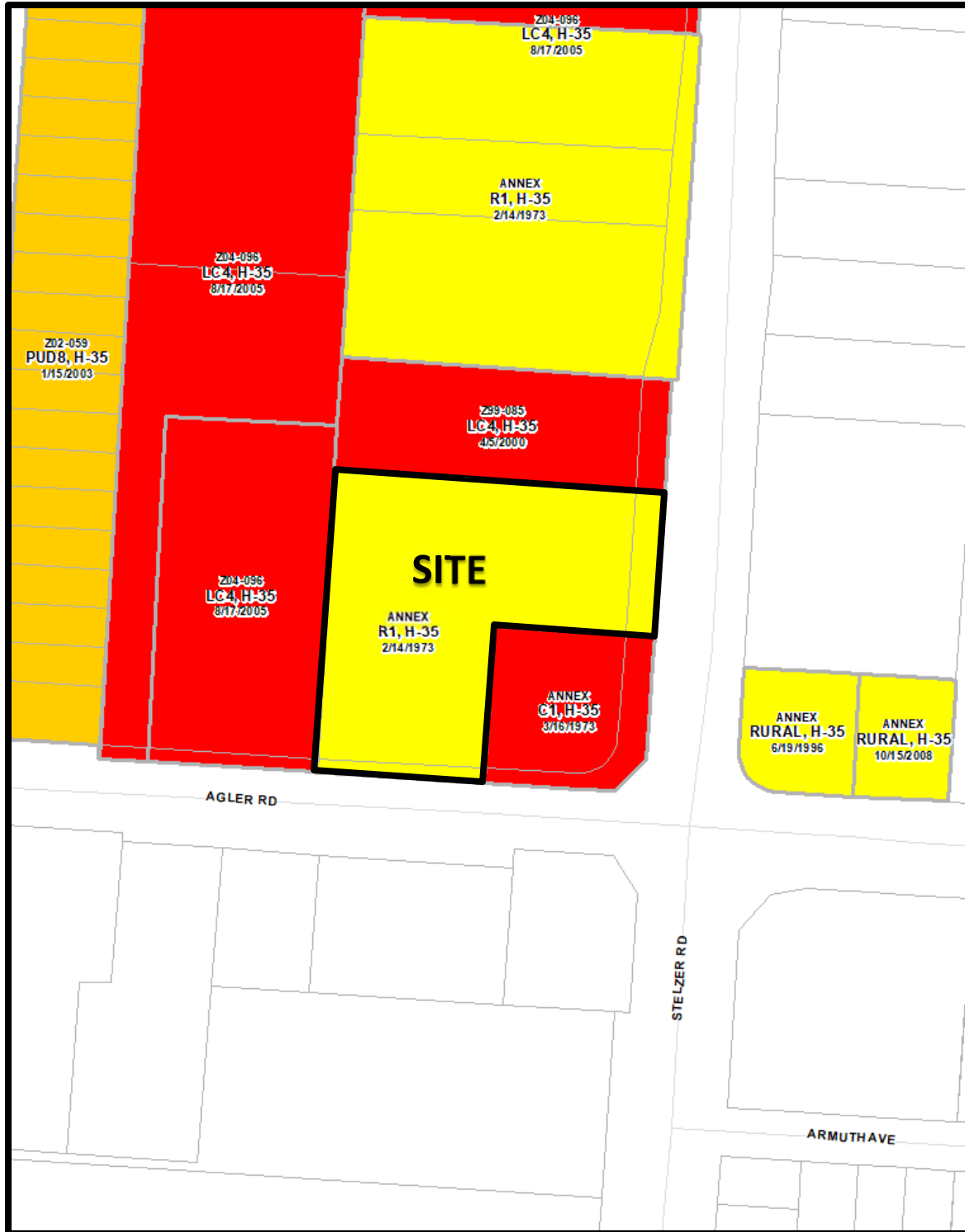
**BACKGROUND:**

- The 1.65± acre site consists of one parcel developed with a single-unit dwelling in the R-1, Residential District. The requested CPD, Commercial Planned Development District will permit the site to be redeveloped with an auto body repair and paint business as shown on the submitted site plan and building elevations.
- North of the site is a single-unit dwelling in the L-C-4, Commercial District. South of the site is commercial garage in the C-1, Commercial District and a single-unit dwelling in the R, Rural District in Mifflin Township. East of the site is a car wash in the R, Rural District and a VFW meeting hall in the Suburban Office and Institutional District in Mifflin Township. West of the site is undeveloped land in the L-C-4, Limited Commercial District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends “Low Density Residential” and “Neighborhood Commercial” land uses at this location. Additionally, the Plan recommends “Sub-Neighborhood Center” at the intersection of Agler Road and Stelzer Road.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation has not yet been received when this report was written.
- The CPD text includes use restrictions, and supplemental development standards addressing building and parking setbacks, vehicular and pedestrian access, cross access easements, fencing, street trees, graphics controls, and includes commitments to develop the site in accordance with the submitted site plan and building elevations. A code modification for reduced building setbacks and internal shade tree requirements are included in the request.

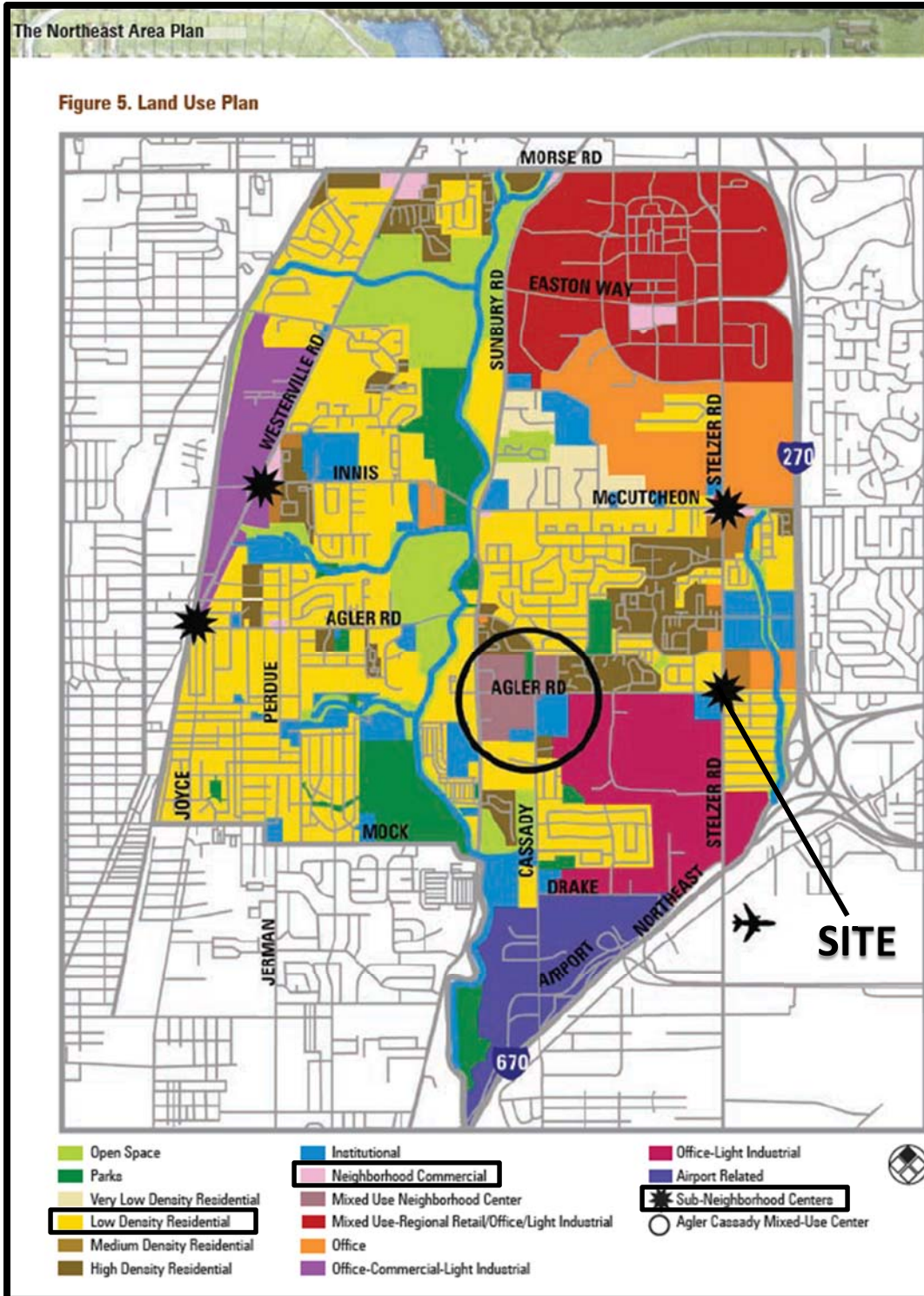
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and identifies this portion of Agler Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development district permits the site to be redeveloped with an auto body repair and paint business. The *Northeast Area Plan* recommends "Neighborhood Commercial" for part of the site, consistent with the proposed use. Staff continues to recommend additional landscaping along the northern edge of the site to buffer the existing single-unit dwelling, but does not require this as a condition of support. Additionally, the proposed CPD district includes appropriate use restrictions and supplemental development standards, including commitments to develop the site as shown on the submitted site plan and building elevations.



Z23-020  
3662 Agler Rd.  
Approximately 1.65 acres  
R-1 to CPD



Z23-020  
3662 Agler Rd.  
Approximately 1.65 acres  
R-1 to CPD



Z23-020  
3662 Agler Rd.  
Approximately 1.65 acres  
R-1 to CPD





# Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
 (PLEASE PRINT)

**Case Number** Z23-020

**Address** 3662 AGLER RD

**Group Name** NORTH EAST AREA COMMISSION

**Meeting Date** June 1, 2023

**Specify Case Type**

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

**Recommendation**  Approval  
 (Check only one)  Disapproval

**LIST BASIS FOR RECOMMENDATION:**

The commission supports this use as it is consistent with the Neighborhood Commercial Plan.

**Vote** 6 yes, 0 no

**Signature of Authorized Representative** *Carol Moore, Commission*

**Recommending Group Title** Northeast Area Commission

**Daytime Phone Number** 614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

# Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215  
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

**PROJECT DISCLOSURE STATEMENT**

APPLICATION #: Z23-020

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  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street STE 460 Columbus, OH 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 (including contact name and number)  
Business or individual's address; City, State, Zip Code  
Number of Columbus-based employees  
(Limited to 3 lines per box)

<p>1. Kenneth C. Baker Tr. 2650 Stelzer Road Columbus, OH 43219 No Columbus based employees</p>	<p>2. Xyzit Property Group LLC Odame Larbi-Siaw 5665 Earnings Drive Columbus, OH 43232 614-565-9526 No Columbus based employees</p>
<p>3.</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT 

Sworn to before me and signed in my presence this 28<sup>th</sup> day of March, in the year 2023

 Notary Seal Here  
SIGNATURE OF NOTARY PUBLIC My Commission Expires \_\_\_\_\_



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

**This Project Disclosure Statement expires six (6) months after date of notarization.**