ERGENA ME SERIALET CONTRO.

AND INCREMENTATION OF LOSE AND NOT PART OF A LARGER COMMON DEAL OF DESCRIPTION OF A LARGER DEAL OF LARGER COMMON DEAL OF A PRODUCTION OF THE DIVISION OF THE OWN DESCRIPTION DESCRIPTION OWN DESCRIPTION OWN DESCRIPTION DESCR

A JULI ERISION AND SEDMENT CONTROL (ESEX)/STORMINIER POLLUTION PREVENTION PLAN (SWPJ) IS REQUIRED ON NEW SITE DISTURBANCES OF ONE AGE OR MACEST.

19 THE ESEX/SWPJ PLAN REQUIREMENTS ARE DEFULED IN THE CITY OF COLUMBUS STREMMERS REPUBLICITION.

CONTROL REGULATION.

THE ABOVE DISTURBANCE IS UNDER THE DE-MINIMS REQUIREMENTS FOR DETENTION OF CREATING (1,000 ST OF LESS OF DISTURBANCE, FOR INFO TESTING MORE THAN 2,000 ST OF MINE THE PROPERTY ON HIS SITE; THE MORE DISTURBANCE WILL BE ADDED TO MAY NEW DISTURBANCE PROPOSED, AND HENCE ALL DESCLORABITY MILL BE CAMPLED TO MAY NEW DISTURBANCE PROPOSED, AND HENCE ALL A CC ENGINEERED STORM PLAN IS REQUIRED IF OVER 10,000 SF (0.2286 AC) OF IMPERVIOUS DISTURBANCE OR MORE THAN 2,000 SF (0.0459 AC) OF NEW IMPERVIOUS SURFACE.

HIS REDEVELOPMENT PROJECT INCLUDES A ...% REDUCTION IN IMPERVIOUS AREA, REDUCTIONS VER 20% MEET THE WATER QUALITY REQUIREMENTS OF THE OEPA GENERAL STORM WATER "ERMIT."

HE PROPOSED PROJECT WILL COMPLY WITH:
312.15 & ASIZO10 DUMPSTER AREA
311.2.1 LANDSCAPING & SPREENING
311.2.1 LANDSCAPING & SPREENING
311.2.1 LANDSCAPING
312.14 LEARNOS
312.4.3 REQUIRED SURPACE FOR PARKING
312.4.5 REQUIRED SURPACE FOR PARKING
312.4.5 WHEEL STOP DENCE PROPOSED REFUSE CAPACITY, CY (RESIDENTIAL ONLY) PROPOSED REFUSE SERVICE (RESIDENTIAL ONLY)

PROPOSED BUILDING HEIGHT OF DWELLING UNITS (RESIDENTIAL ONLY)

19'-4"

3662 AGLER ROAD

CITY OF COLUMBUS, OHIO MAACO

GENERAL PROJECT INFORMATION

0.90 AC/37,110 SF	POST-DEVELOPED IMPERVIOUS
0.09 AC/3602 SF	PRE-DEVELOPED IMPERVIOUS
	TOTAL:
0.05 AC/2,028 SF	POST-DEVELOPED IMPERVIOUS
0.04 AC/1,533 SF	PRE-DEVELOPED IMPERVIOUS
	R/W:
0.81 AC/35,082 SF	POST-DEVELOPED IMPERVIOUS
0.05 AC/2,069 SF	PRE-DEVELOPED IMPERVIOUS
	SITE:
1.20 AC/52,235 SF	TOTAL DISTURBED AREA
0.02 AC/851 SF	OFFSITE & R/W DISTURBED AREA
0.02 AC/706 SF	SITE DISTURBED AREA - IMPERVIOUS
1.16 AC/50,678 SF	SITE DISTURBED AREA - PERVIOUS
1.81 AC/78,915 SF	TOTAL AREA
A TABLE	SITE DATA TABLE

TOTAL AREA	1.81 AC/78,915 SF
SITE DISTURBED AREA - PERVIOUS	1.16 AC/50,678 SF
SITE DISTURBED AREA - IMPERVIOUS	0.02 AC/706 SF
OFFSITE & R/W DISTURBED AREA	0.02 AC/B51 SF
TOTAL DISTURBED AREA	1.20 AC/52,235 SF
SITE:	
PRE-DEVELOPED IMPERVIOUS	0.05 AC/2,069 SF
POST-DEVELOPED IMPERVIOUS	0.81 AC/35,082 SF
R/W:	
PRE-DEVELOPED IMPERVIOUS	0.04 AC/1,533 SF
POST-DEVELOPED IMPERVIOUS	0.05 AC/2,028 SF
TOTAL:	
PRE-DEVELOPED IMPERVIOUS	0.09 AC/3602 SF
POST-DEVELOPED IMPERVIOUS	0.90 AC/37,110 SF

АПТО					6670 AFRICAN VILLAGE L 48.47 BOT 3 CC PRO 010-012075-	LC D. -00
AUTO REPAIR	USE		NORTH INDE		24. 00 PELOPHE PROP P.	
VEHICLES	SIZE	PARKING C	INDEX MAP		20. 1848 - 20. 1848 -	
2 PER SERVICE BAY	MINIMIM	PARKING CALCULATION			STELZER ROAD	66'
BAY			(2)	MI		=
N/A	MAXIMUM					

	PARKING C	PARKING CALCULATION		
USE	SIZE	MINIMUM		MAXIMUM
AUTO REPAIR	VEHICLES	2 PER SERVICE BAY = 10		N/A
REQUIRED PARKING (ROUND UP)	G (ROUND UP)	10		N/A
OVIDED PARKING (EXISTING/PROPOSED)	4G/PROPOSED)	10		
REQUIRED ADA PARKING (VAN/TOTAL)	G (VAN/TOTAL)	1/1	-	
PROVIDED ADA PARKING (VAN/TOTAL)	G (VAN/TOTAL)	1/1	-	
IICYCLE PARKING (REQUIRED/PROVIDED	ED/PROVIDED)	N/A	À	
SHADE TREE (REQUIRED/PROVIDED)	ED/PROVIDED)			

OWNER/DEVELOPER

REITQUIK LLC
ODAME LARBI-SIAW
5685 EARNINGS DR.
COLUMBUS, OH 43232
PHONE (614) 565-9526
FLARBI_SIAW@HOTMAIL.COM

	88 G	75-00	15"	
INDEX MAP (2)	HI DOMESTIC ASSTRESS TO ASSTRE	1/L / . \\\		H.

1 TITLE SHEET 2 SITE PLAN

VICINITY MAP INDEX OF SHEETS

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STELTZER R

PROJECT SITE

MINIMUM	MUMIXAM
2 PER SERVICE BAY	N/A
P) 10	N/A
10	D
RED ADA PARKING [VAN/TOTAL] 1 /	/ 1
	/1
	A 11

92 P.20

The same of the sa		
		FLOOD ELEVATION (BFE)
		FFECTIVE DATE OF FIRM
DRAWER E# OR STORN		TE MAP (FIRM) NUMBER
	1.64 AC	AL SITE AREA (SF OR AC)
DPS IMPROVEMENTS	520-162411	COMMERCIAL OVERLAY
	H-35	HEIGHT DISTRICT
	C1	LASSIFICATION/DISTRICT
	520-162411	PARCEL NO.
	3662 AGLER ROAD	CERTIFIED ADDRESS
	GENERAL ZONING INFORMATION	GENERAL ZONIN

Final Site Plan Received 6.13.23 Sheet 1 of 2 Z23-020 These decisions are instrument of profusional servicin by South Decision CFS, LLC transfer and finally for unauthorized user of these decisional possible.

EXPIRATION NOTE
PLAN IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.

RIGHT-OF-WAY ENCROACHMENT NOTE. NO PRANTE ELEMENTS ARE PERMITED TO ENCROACH INTO THE RIGHT-OF-WAY INCLUDING BUT NOT LIMITED TO STATES, RAILINGS, FOUNDATIONS, DOORS, OVERHEAD ELEMENTS OR WALLS.

SANITARY SERVICES ARE SHOWN ON THIS PLAN FOR REFERENCE ONLY, APPROVAL OF THIS PLAN FOR THE CONSTITUTE APPROVAL OF THE SANITARY SERVICES OR THEIR LOCATIONS. CONTACT THE DPU PERMIT OFFICE AT 111 N. FRONT STREET FOR SANITARY SERVICE APPROVA. SANITARY SEWER NOTE. CONNECTION TO SANITARY SEMER CANNOT BE MADE WITHOUT OBTAINING A PERMIT FROM THE SEWER PERMIT OFFICE, 111 N. FRONT STREET, 614-645-7490.

E-MAIL!
SITE IS TRIBUTARY TO: NEAREST NAMED WATERCOURSE

AWATHAY CEMOLITION NOTE RIGHT TO DEMOLITION, A PERMIT FOR SANITARY LATERALS TO BE CAPPED OFF MUST BE BRIANED FROM THE SEWER PERMIT OFFICE AT 910 DUBLIN ROAD, 3RD FLOOR, 14-645-749D.

_	TITLE SH				STEL MAA	
		TO AND	OTHER ASSOCIATED		Was a series of the series of	
	×	0.40	NO DPS IMPROVEMENTS IN	PRELIMINARY SITE COMPLIANCE PLAN #	SUMD BEAUTY SAND TO THE PROPERTY OF A STATE	CRA ARCHTECTURE COMPACT COMPACT 1212 KENILWORTH AVE. 1212 KENILWORTH CARCUNA 28204 CHARLOTTE, MORTH CARCUNA 28204 PHONE (704) 3-70-6006 FAX (704) 3-70-6006
		ORM CC# OR R/W PERMIT	TS IN THE RIGHT -OF-WAY	PRELIMINARY SITE C	BNONEER: SANDS DECKER 1823 COMPUTE, 1821 CO	ARCHITECT: CRA ARC CONTACT 1212 KE CHARLO! PHONE (FAX (70)
		8	23		9	∌









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

SANDS DECKER ENGINEERS & SURVEYORS 1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992 422 North Broad Street Lancaster, Ohio 43130 740-385-2140

Know what's below.
Call before you dig.

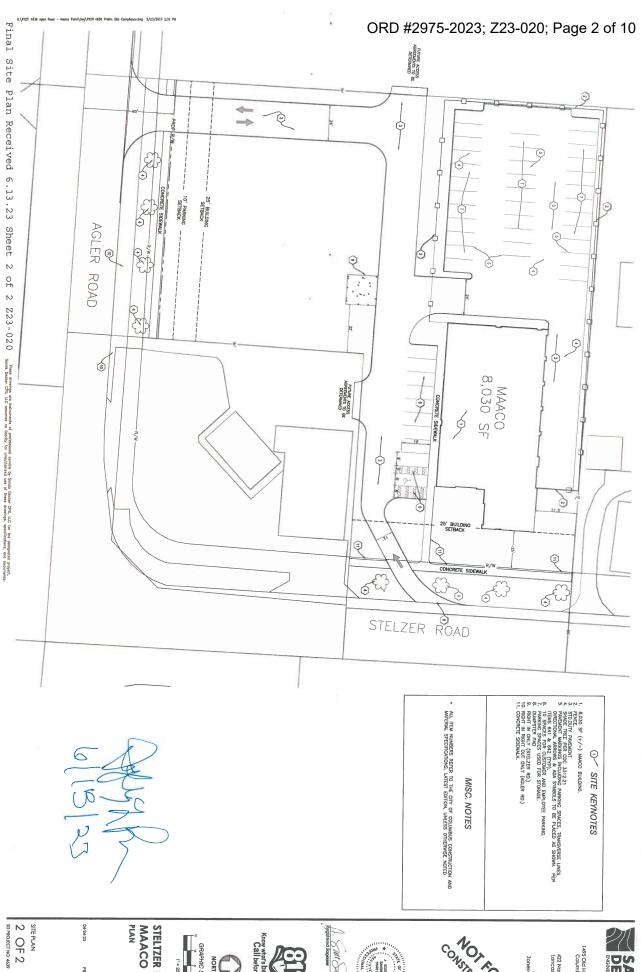
MAACO **FELTZER RD**

SD PROJECT NO. 4639

OF 2

PRELIM. SITE COMP

GRAPHIC SCALE



STELTZER RD.
MAACO
PLAN





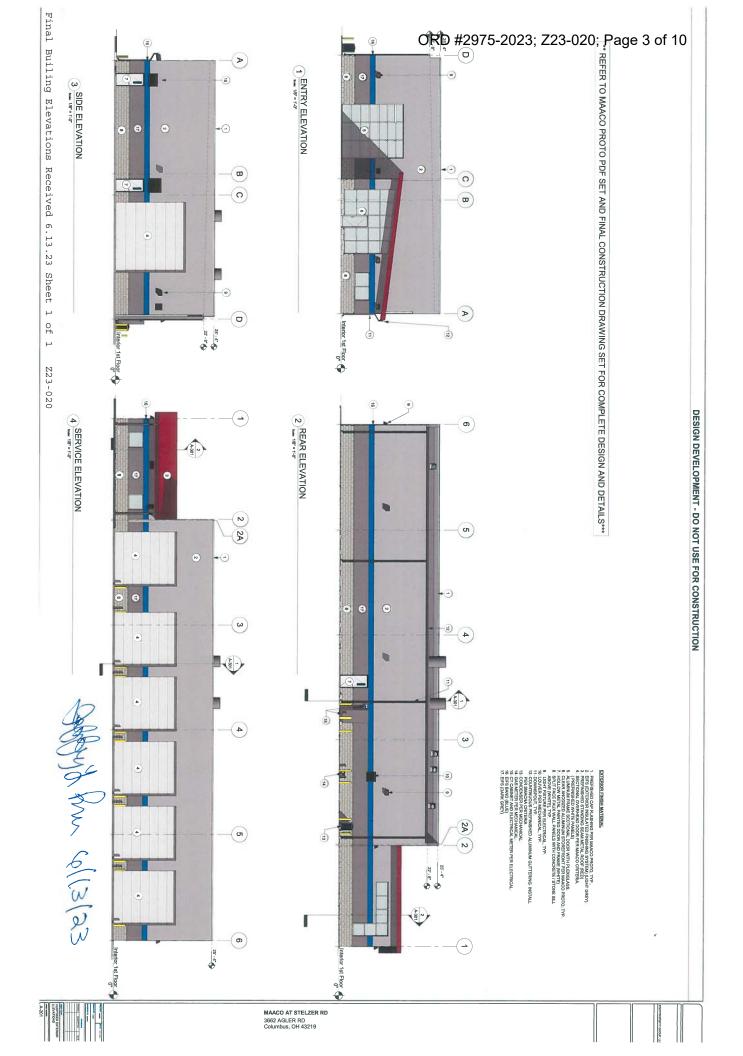






1495 Old Henderson Road Columbus, Ohio 43220 614-459-6992 422 North Broad Street Lancaster, Ohio 43130 740-385-2140 507 Main Street Zanesville, Ohio 43701 740-450-1640





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

2. APPLICATION: <u>Z23-020</u>

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

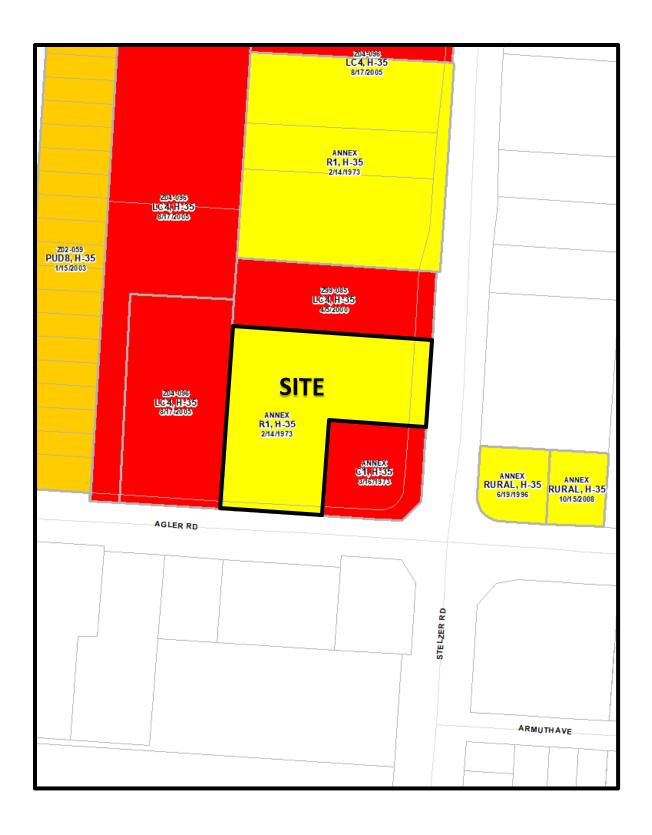
BACKGROUND:

- 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.

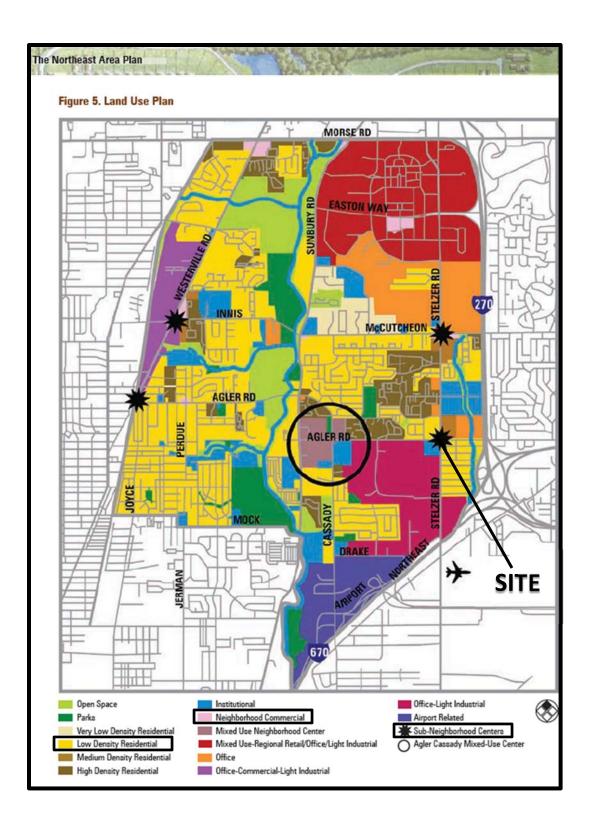
 The Columbus Multimodal Thoroughfare Plan (2019) identifies this portion of Stelzer Road as a Suburban Commuter Corridor requiring 120 feet of right-of-way and identifies this portion of Agler Road as a Suburban Commuter Corridor requiring 120 feet of rightof-way

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

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 (Check only one)	✓ Approval□ Disapproval
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
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e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
e commission suppo	orts this use as it is consistent with the Neighborhood Commercial Plan.
Vote Signature of Author	6 yes, 0 no
Vote	6 yes, 0 no Electronic Communications ized Representative

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

AND ZONING SERVICES	www.columbus.gov/bzs
PROJECT DISCLOSURE STATEMENT	APPLICATION #: Z23-020
Parties having a 5% or more interest in the project that is the sub	ject 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. Brov	vn
of (COMPLETE ADDRESS) 37 West Broad Street STE 460	0 Columbus,OH 43215
	DULY AUTHORIZED ATTORNEY FOR SAME and the following is
	aving a 5% or more interest in the project which is the subject of this
application in the following format:	
N	fame of Business or individual (including contact name and number)
	usiness or individual's address; City, State, Zip Code
	fumber of Columbus-based employees
(I	Limited to 3 lines per box)
1.	2.
Kenneth C. Baker Tr. 2650 Stelzer Road	Xyzit Property Group LLC Odame Larbi-Siaw 5665
Columbus,OH 43219	Earnings Drive Columbus, OH 43232 614-565-9526
No Columbus based employees	No Columbubs based employees
3.	4.
P. Committee of the Com	
Check here if listing additional parties on a separate page.	
SIGNATURE OF AFFIANT	
120th	M. (7:17 7
Sworn to before me and signed in my presence thisda	ay of March, in the year 2023
fulledy Megnoll It	Notary Seal Here
SIGNATURE OF NOTARY PUBLIC	My Commission Expires
	III Alloway At and
Jackson B. Reynolds, NOTARY PUBLIC -	SIAIE OF OTHO
Wy commission has	no expiration date

of et in Stocker Statement expires six (6) months after date of notarization.

Sec. 147.03 R.C.