

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
May 12, 2005**

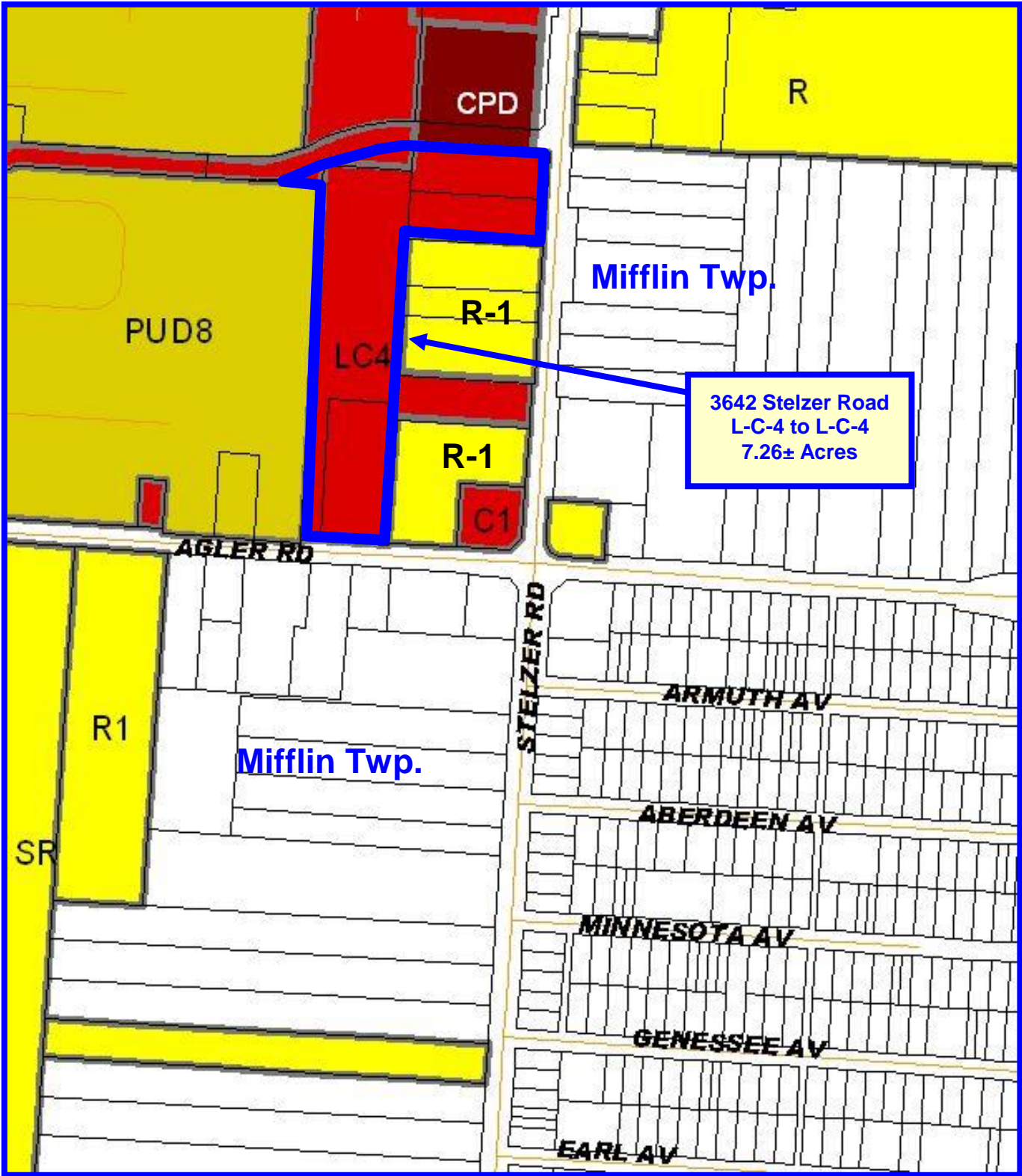
10. APPLICATION: Z04-096  
Location: 3642 AGLER ROAD (43219), being 7.26± acres located on the north side of Agler Road, 340± feet west of Stelzer Road (010-012075; Northeast Area Commission).  
Existing Zoning: L-C-4, Limited Commercial District.  
Request: L-C-4, Limited Commercial District.  
Proposed Use: Trade school.  
Applicant(s): Bradford Schools, Inc.; c/o Jeffrey L. Brown, Atty.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
Property Owner(s): Gamma Columbus II, LLC, et al.; c/o The Applicant.  
Planner: Don Bier, 645-0712, [drbier@columbus.gov](mailto:drbier@columbus.gov)

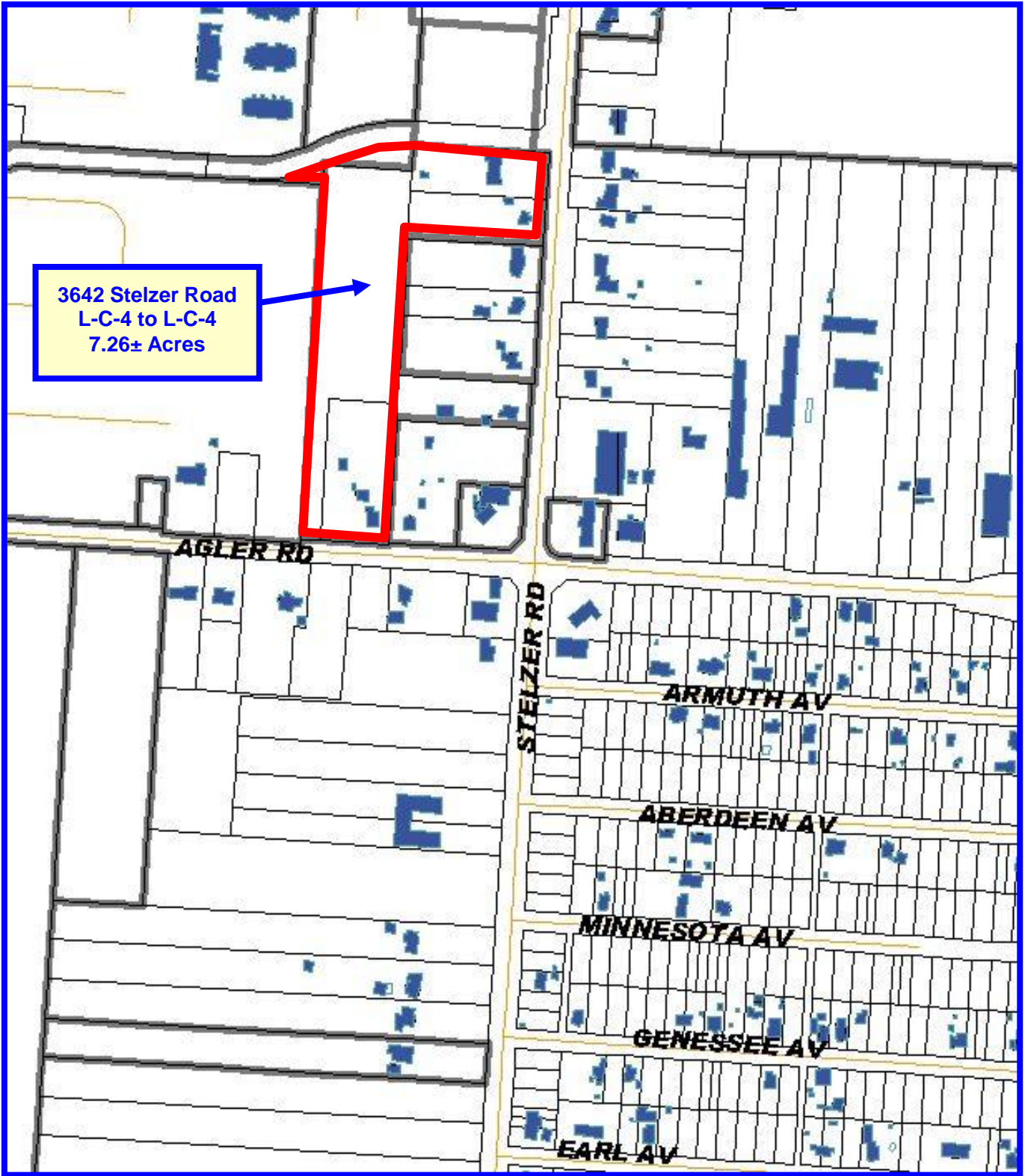
**BACKGROUND:**

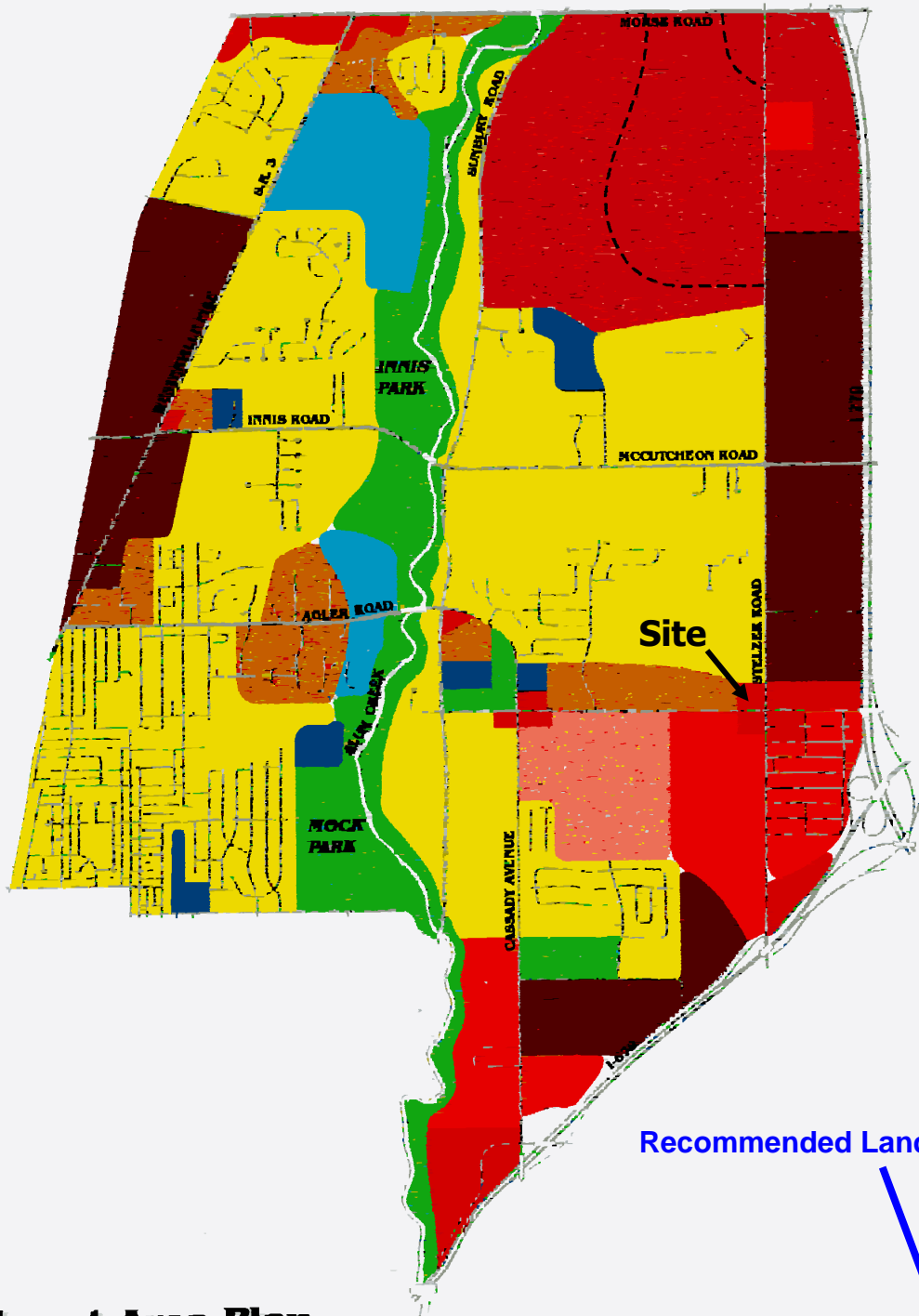
- The 7.26± acre site is zoned in the L-C-4, Limited Commercial District and is developed with three single-family dwellings, two fronting Stelzer Road and one fronting Agler Road. The current L-C-4 zoning on this site prohibits trade schools. This rezoning proposal would add trade school, a C-2, Office Commercial District Use to the land-uses currently permitted on the subject site.
- The Bradford School is located north of the site across Lifestyles Boulevard. Single-family dwellings are located to the east on both sides of Stelzer Road in the R-1, Residential District and in Mifflin Township. A used car sales lot and single-family dwellings in Mifflin Township are located south of the site across Agler Road. A new single-family subdivision in the PUD-8, Planned Unit Development District is located to the west.
- A recommendation from the Northeast Area Commission was unavailable at the time this report was prepared.
- The proposed addition of trade school to the uses currently permitted on the subject site is not consistent with the *Northeast Area Plan* (1994) which recommends that commercial **retail** uses be developed on this site. Staff does not support a deviation from the Plan.
- The proposed L-C-4 limitation text adds trade school to commercial uses permitted on this site by the current zoning district (Z99-085) and includes customary development standards that address site access, building and parking setbacks, building materials, buffering and screening, lighting restrictions and sidewalks. Language regarding outside “storage” will need to be clarified. As of the time this report was prepared the City of Columbus Transportation Division and Franklin County Engineer’s Office had not commented on the traffic commitments set forth in the limitation text.
- The *Columbus Thoroughfare Plan* identifies Stelzer Road as a 4-2D arterial requiring a minimum of 60 feet of right-of-way from centerline.

**CITY DEPARTMENT’S RECOMMENDATION:** Disapproval. Staff cannot support the applicant’s request for the L-C-4, Limited Commercial District to add trade school to the uses currently permitted

on the subject site because the *Near East Area Plan* recommends commercial retail development on this site. The proposed limitation text revises permitted land-uses to add trade school and makes minor changes to current development standards to limit the height of lighting to 18 feet and restrict ground sign type and height. However, language regarding outside “storage” will need to be clarified and as of the time this report was prepared the City of Columbus Transportation Division and Franklin County Engineer’s Office had not commented on traffic commitments set forth in the limitation text.







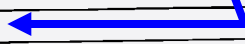
Recommended Land Use

### Northeast Area Plan

#### Proposed Land Use

	Low Density Residential - max. 8 - 9 du/acre
	Medium Density Residential
	Open Space/Park
	Golf Course
	Institutional: School, Church, Governmental

	Mixed Use: Warehouse, Office, Retail
	Office, Airport Related
	Commercial Retail
	Industrial
	Light Industrial, Office



*"Together We Can Make a World of Difference"*

# North East Area Commission

June 13, 2005

Mr. Don Bier  
Department of Development  
Building & Development  
757 Carolyn Ave  
Columbus, OH 43224

Subject: Application; Z04-096 - 3642 Agler Road, Columbus, OH

The Northeast Area Commission, at a public meeting on Thursday, June 2, 2005, voted to recommend approval of the above application based on conditions listed below.

1. C3. Loading dock area shall be completely screened by a wood fence and or a wall built of similar materials as used in the building, keeping the off site views to a minimum height of six feet. Also, add landscaping along with trees to block view from residential area abutting building site.
2. D. No split face block. Building material shall be consistent with current structure.

  
Alice Porter  
NEAC - Zoning Chair

Cc: Jeff Brown

**STAFF NOTE:** applicant's text does not comply with item 2.D, which references the existing Bradford School building located at the northwest corner of Stelzer Road and Lifestyles Boulevard. That building is faced with brick.



# PROJECT DISCLOSURE STATEMENT

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

APPLICATION # 204-096

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown  
of (COMPLETE ADDRESS) 37 West Broad Street, Suite 725, 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
- Business or individual's address
- Address of corporate headquarters
- City, State, Zip
- Number of Columbus based employees
- Contact name and number

If applicable, check here if listing additional parties on a separate page (REQUIRED)

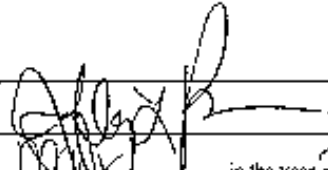
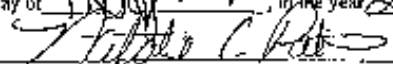
1. Gamma Columbus II, LLC 133 Freeport Road Pittsburgh, PA 15215	2. Bradford Schools, Inc. 707 Grant Street, Suite 100 Pittsburgh, PA 15219-1908
3.	4.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 17<sup>th</sup> day of July, in the year 2015

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

  
  
9/5/15

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



**NATALIE C. PATRICK**  
Notary Public, State of Ohio  
MY COMMISSION EXPIRES SEPTEMBER 5, 2015