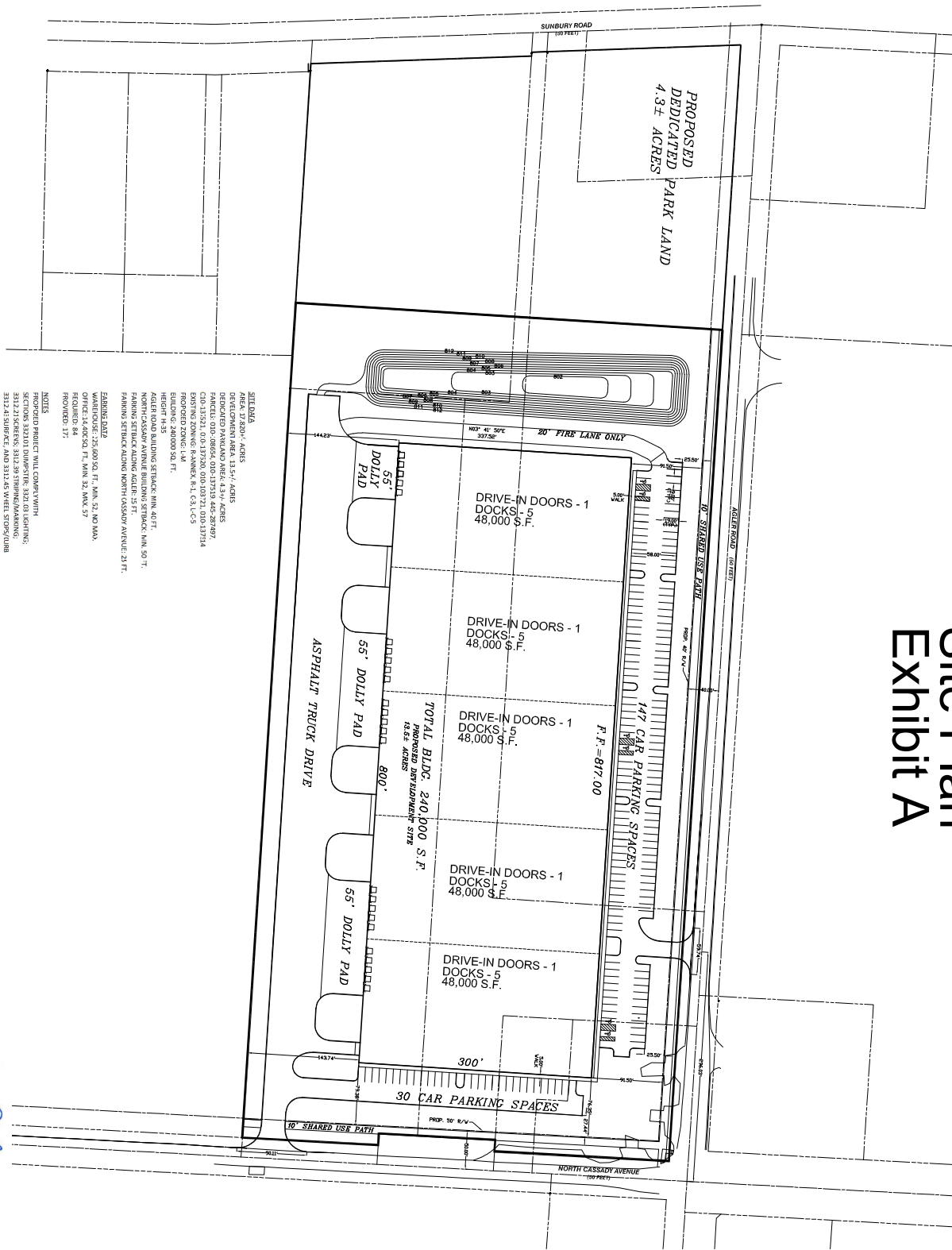


Site Plan Exhibit A



SITE DATA
 AREA 17,280 S.F. ACRES
 DEDICATED PARKLAND AREA 4.34 ACRES
 PARCELS: 010-08654, 010-19759, 445-28787,
 010-13121, 010-13720, 010-10371, 010-13714
 PROPOSED ZONE: U-4M
 BUILDING: 240,000 S.F.
 HEIGHT: 8-35
 ASBESTOS: NEGATIVE RESULTS
 PARKING: 147 CAR SPACES, 30 CAR SPACES
 FURNISHING: 55 FT.
 FURNISHING: 10' SHARED USE PATH

FEASIBILITY
 WATER: 25,000 G.P.D., MIN. 32, NO MAX.
 OFFICE: 14,000 S.F., MIN. 32, MAX. 57
 REQUIRED: 84
 PROVIDED: 17

NOTES
 PROPOSED PROJECT WILL COMPLY WITH
 SECTION 392.01 DIMENSIONS, 392.01 SIGNING,
 SECTION 392.02 DIMENSIONS, 392.02 SIGNING,
 392.03 DIMENSIONS, 392.03 SIGNING, 392.04
 392.05 DIMENSIONS, 392.05 SIGNING, 392.06

Final Site Plan Received 8.21.20 Z20-018

Michael Shannon 8.21.20

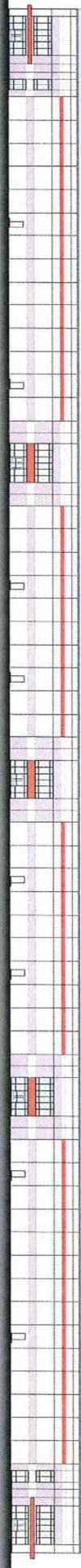
DATE	7/7/20
BY	1

FED ONE DUBLIN
 8400 INDUSTRIAL PARKWAY
 PLAIN CITY, OHIO 43064
 PHONE 614-873-0662
 FAX 614-873-3864

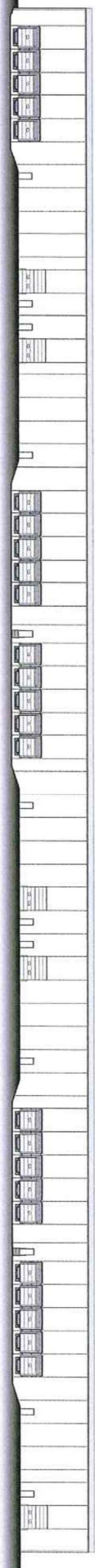
AGLER JOINT VENTURE LLC.
 PROPOSED SITE LAYOUT
 COLUMBUS, OHIO

Name	Revision/Issue	Date

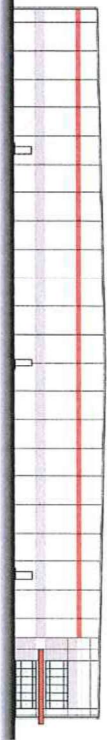
Conceptual Elevations Exhibit B



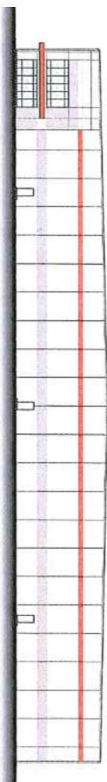
NORTH ELEVATION




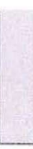

SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

-  SHERWIN WILLIAMS
SW7552 ROMAN COLUMN - TILT UP PANELS, DOWNSPOUTS
-  SHERWIN WILLIAMS
SW6080 UTTERLY BEIGE - ACCENT COLOR, GUTTERS
-  SHERWIN WILLIAMS
SW6868 REAL RED - ACCENT COLOR, CANOPY

Z20-018



Michael S. Shannon 8-21-20



Exhibit B

Conceptual Elevations Exhibit B



Exhibit B

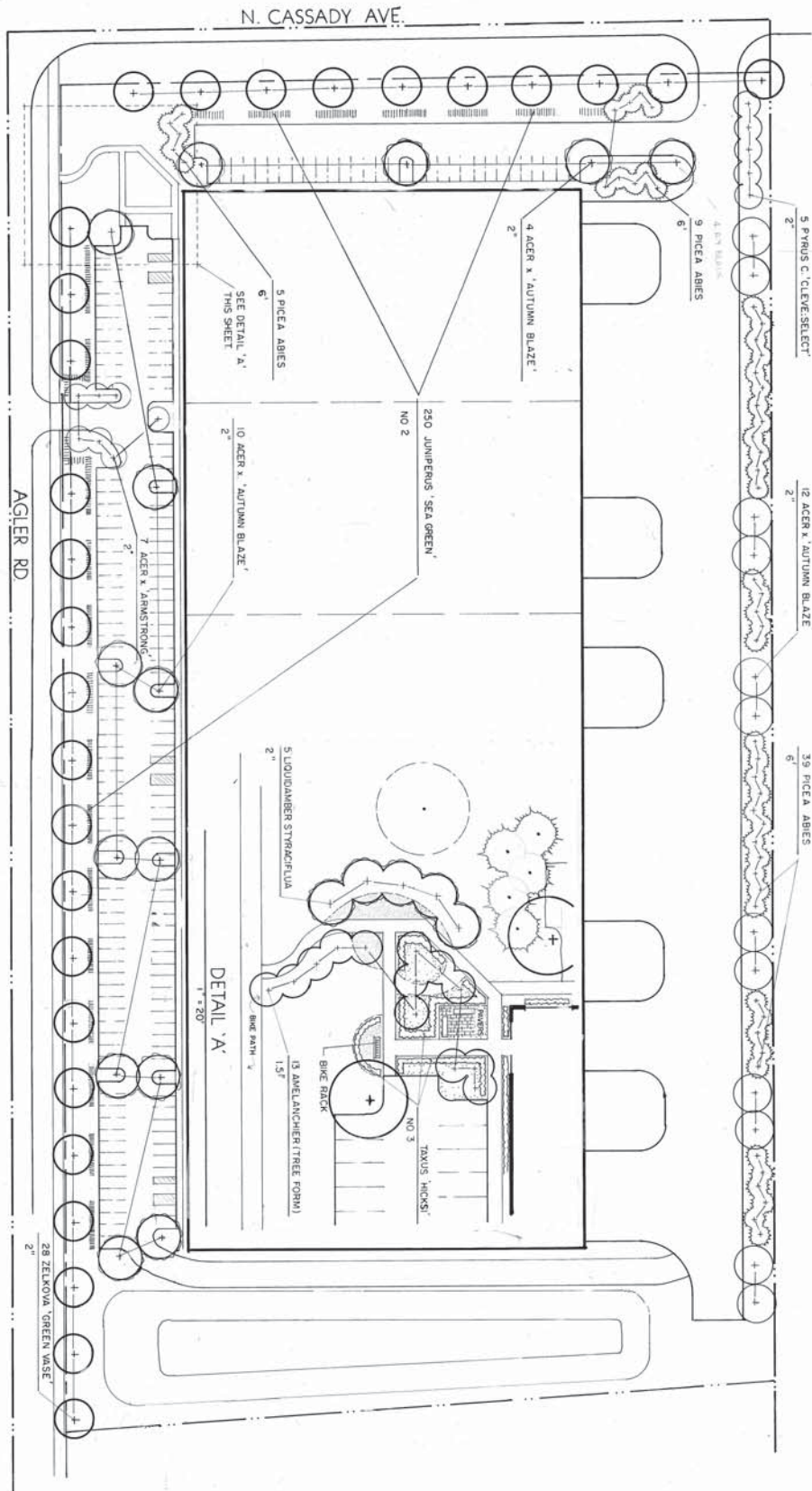
Z 20-018

EXISTING BUILDING - SIMILAR ELEVATION PROPOSED



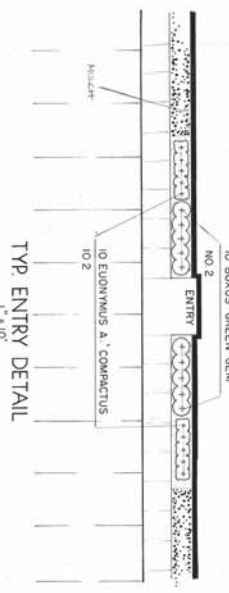
Michael S. Hannan 8-21-20

LANDSCAPE PLAN - EXHIBIT C



Michael Sherman SA 218

PLANT SCHEDULE		
STREET TREES	2"	28
ZELKOVA'S GREEN WASE		14
PARKING LOT TREES		14
ACER X AUTUMN BLAZE		
PIRUS C. CLEVE. SELECT		
LIQUIDAMBER STYRACIFLUA		
AMELANCHIER (TREE FORM)		
JUNIPERUS 'SEA GREEN'		
BUXUS GREEN GEM		
EUDONYMUS A. COMPACTUS		
NO 2		



<p>BOZZACCO CO. INC. LANDSCAPE ARCHITECTURE</p>	<p>505 LONDON RD. DELAWARE, OHIO 740-988-3141</p>	<p>AGLER RD. JOINT VENTURE AGLER RD. COLUMBUS, OHIO</p>	<p>DATE: 1/16/20 REVISIONS: 1-17-20</p>	<p>NORTH 1" = 40'</p>
------------------------------------------------------------	-----------------------------------------------------------	-------------------------------------------------------------	-------------------------------------------------	---------------------------

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 9, 2020**

- 3. APPLICATION: Z20-018**
Location: 3101 AGLER RD. (43218), being 17.82± acres located on the south side of Agler Road between Sunbury Road and North Cassady Avenue (010-108654 & 6 others; Northeast Area Commission).
Existing Zoning: R, Rural, R-1, Residential, C-3, Commercial, L-C-5, Limited Commercial, and P-1, Private Parking Districts.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Warehouse, distribution, and office uses.
Applicant(s): Agler Joint Venture, LLC; c/o Michael Shannon, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): SV Inc.; 4777 Aberdeen Avenue; Dublin, OH 43016.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

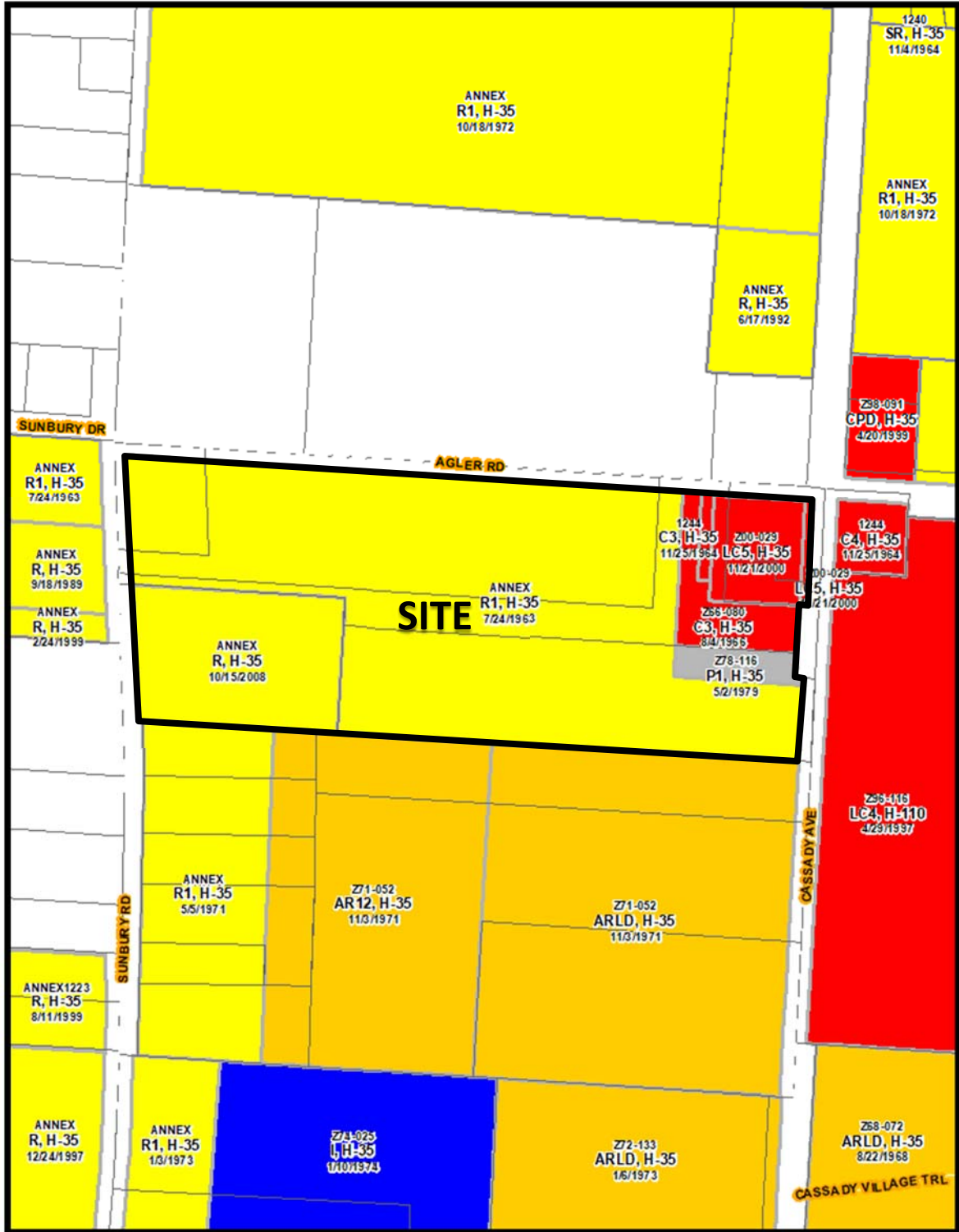
- The site consists of seven undeveloped parcels in the R, Rural, R-1, Residential, C-3, Commercial, L-C-5, Limited Commercial, and P-1, Private Parking districts. The applicant is requesting the L-M, Limited Manufacturing District to permit less objectionable manufacturing uses.
- North of the site is a self-storage facility and automotive garage in the CS, Community Service District, and undeveloped land in the R, Rural District all in Mifflin Township. South of the site is a single-unit dwelling in the R-1, Residential District and undeveloped land in the AR-12, and ARLD, Apartment Residential district. East of the site is a religious facility in the L-C-4, Limited Commercial District. West of the site is a single-unit dwelling and undeveloped land in the R, Rural District.
- The site is within the planning boundaries of the *Northeast Area Plan (2007)*, which recommends mixed-use neighborhood center land uses and the “Agler Cassady Mixed-Use Center.” Although the proposed warehouse and distribution uses are inconsistent with this recommendation, Planning Division staff views the proposed use as being potentially supportable with revisions to the site design that improves how the corner is addressed. Staff has requested that the applicant work with the Northeast Area Commission in advance of staff making a determination, as the Area Plan was developed jointly with the Commission.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation has not been received at the time this report was written.
- The limitation text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, and open space. Additionally, the limitation text contains commitments to develop the site in accordance with the

submitted site plan and building elevations.

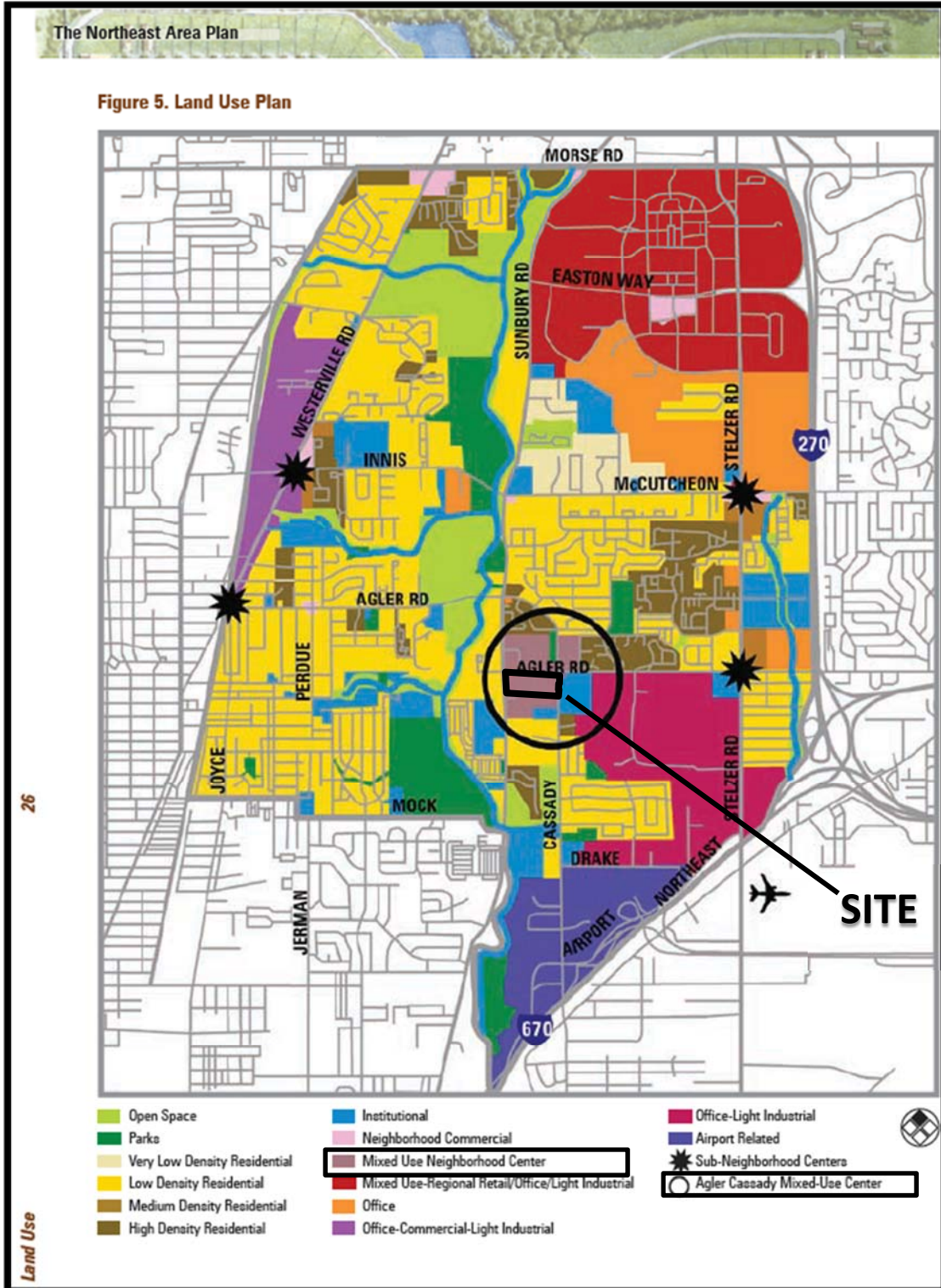
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Agler Road as a Suburban Community Connector requiring 80 feet of right-of-way, this portion of North Cassady Avenue as Suburban Community Connector requiring 100 feet of right-of-way, and this portion of Tussing Road as a Suburban Community Connector requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Disapproval.

The proposed L-M, Limited Manufacturing District will permit a warehouse, distribution and office development. The limitation text establishes use restrictions and supplemental development standards that address building and parking setbacks, traffic access, and open space. Additionally, the limitation text contains commitments to develop the site in accordance with the submitted site plan and building elevations. Although the proposed uses are inconsistent with *Northeast Area Plan*, Planning Division staff views the proposed use as being potentially supportable with revisions to the site design that improves how the corner is addressed. Input from the Northeast Area Commission has been requested by the Planning Division staff before they can provide their full recommendation. Since the Northeast Area Commission has not been meeting during the COVID-19 pandemic, staff is unable to recommend approval until further information is provided by the Commission and the applicant. The City Departments' recommendation will be updated to approval if the applicant revises the site design to the satisfaction of the Planning Division.



Z20-018
3101 Agler Rd.
Approximately 17.82 acres
R, R-1, C-3, L-C-5 & P-1 to L-M



Z20-018
3101 Agler Rd.
Approximately 17.82 acres
R, R-1, C-3, L-C-5 & P-1 to L-M



Z20-018
3101 Agler Rd.
Approximately 17.82 acres
R, R-1, C-3, L-C-5 & P-1 to L-M

Dietrich, Timothy E.

From: Michael Shannon <mike@uhlfirm.com>
Sent: Friday, August 28, 2020 10:28 AM
To: Dietrich, Timothy E.
Cc: cbradley9@hotmail.com; FED ONE DUBLIN, LLC (amyhuffman@rroho.com); Bob Biondi; Eric Zartman
Subject: [EXTERNAL] Re: Last Night's Meeting of Northeast Area Commission

Thanks Tim . They voted 4-3 in disapproval because I refused to condition approval on no truck traffic on Cassady. I sill want to go to Council . Mike

Get [Outlook for iOS](#)

From: Dietrich, Timothy E. <TEDietrich@columbus.gov>
Sent: Friday, August 28, 2020 9:26:13 AM
To: Michael Shannon <mike@uhlfirm.com>
Subject: RE: Last Night's Meeting of Northeast Area Commission

Good Morning Michael,

Just double checking that you would like this ordinance to be submitted for today's 12pm deadline. I also wanted to double check that the Area Commission vote of 4-3 for disapproval is correct?

Sincerely,

Tim Dietrich - Planner II

[Zoning/Council Activities Section](#)
Phone: 614-645-6665
Michael B. Coleman Government Center
111 N. Front St. Columbus, OH 43215
Track the status of your application at <http://portal.columbus.gov/permits>



DEPARTMENT OF BUILDING
AND ZONING SERVICES



DEPARTMENT OF BUILDING AND ZONING SERVICES

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 #: Z20-018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Zartman
of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Handwritten signature of Eric Zartman

Subscribed to me in my presence and before me this 21st day of August, in the year 2020

SIGNATURE OF NOTARY PUBLIC

Handwritten signature of Notary Public

My Commission Expires:

N/A

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

Notary Seal Here



ANNUN L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.05 R.C.

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