

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JULY 8, 2021**

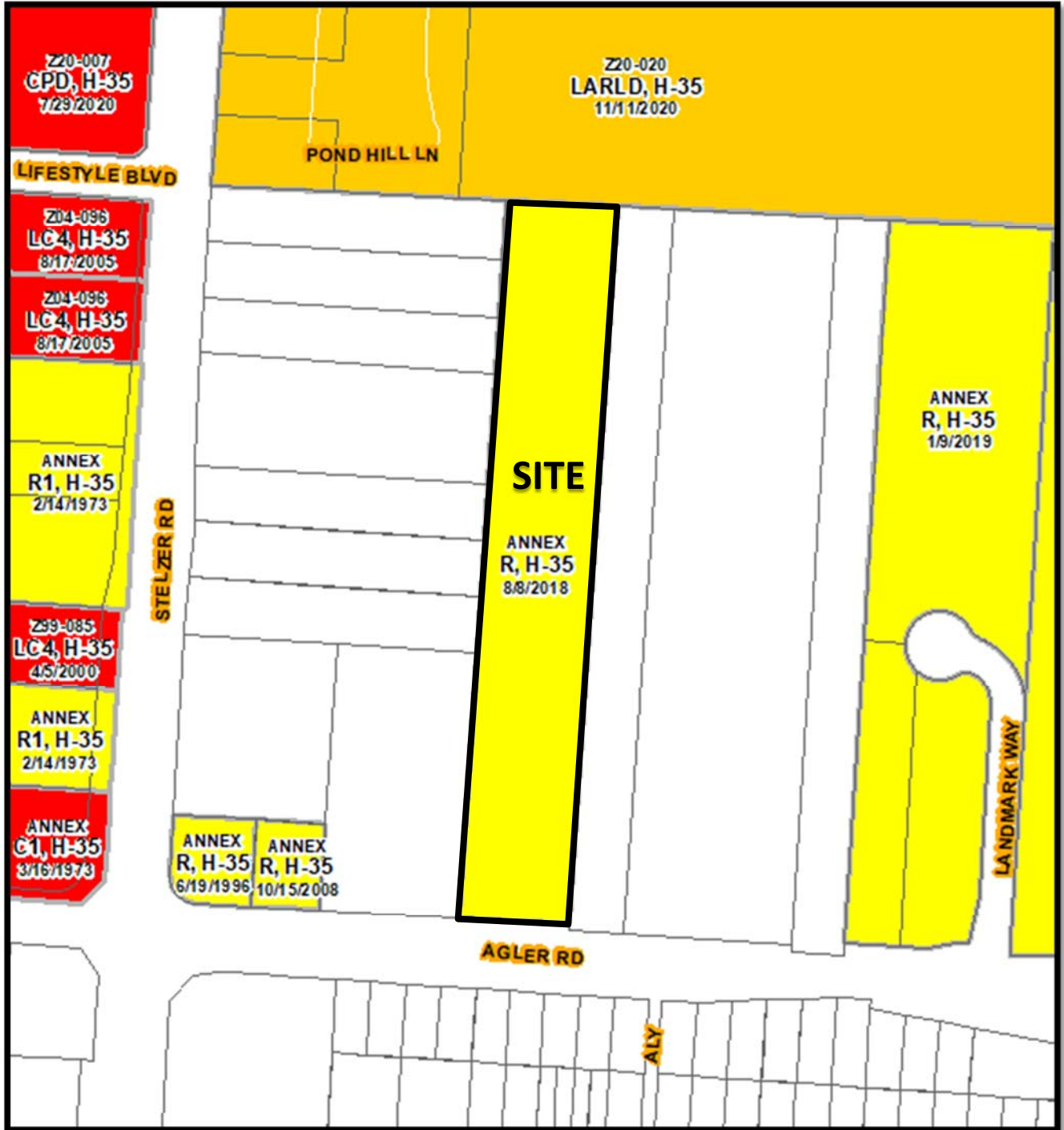
- 4. APPLICATION: Z21-034**
Location: 3756 AGLER RD. (43219), being 3.81± acres located on the north side of Agler Road, 414± feet east of Stelzer Road (195-298426; Northeast Area Commission).
Existing Zoning: R, Rural District.
Request: M-2, Manufacturing District (H-35).
Proposed Use: Industrial development.
Applicant(s): James Monsul; 592 Office Parkway; Westerville, OH 43081.
Property Owner(s): Agler Properties LLC; 3756 Agler Road; Columbus, OH 43219.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

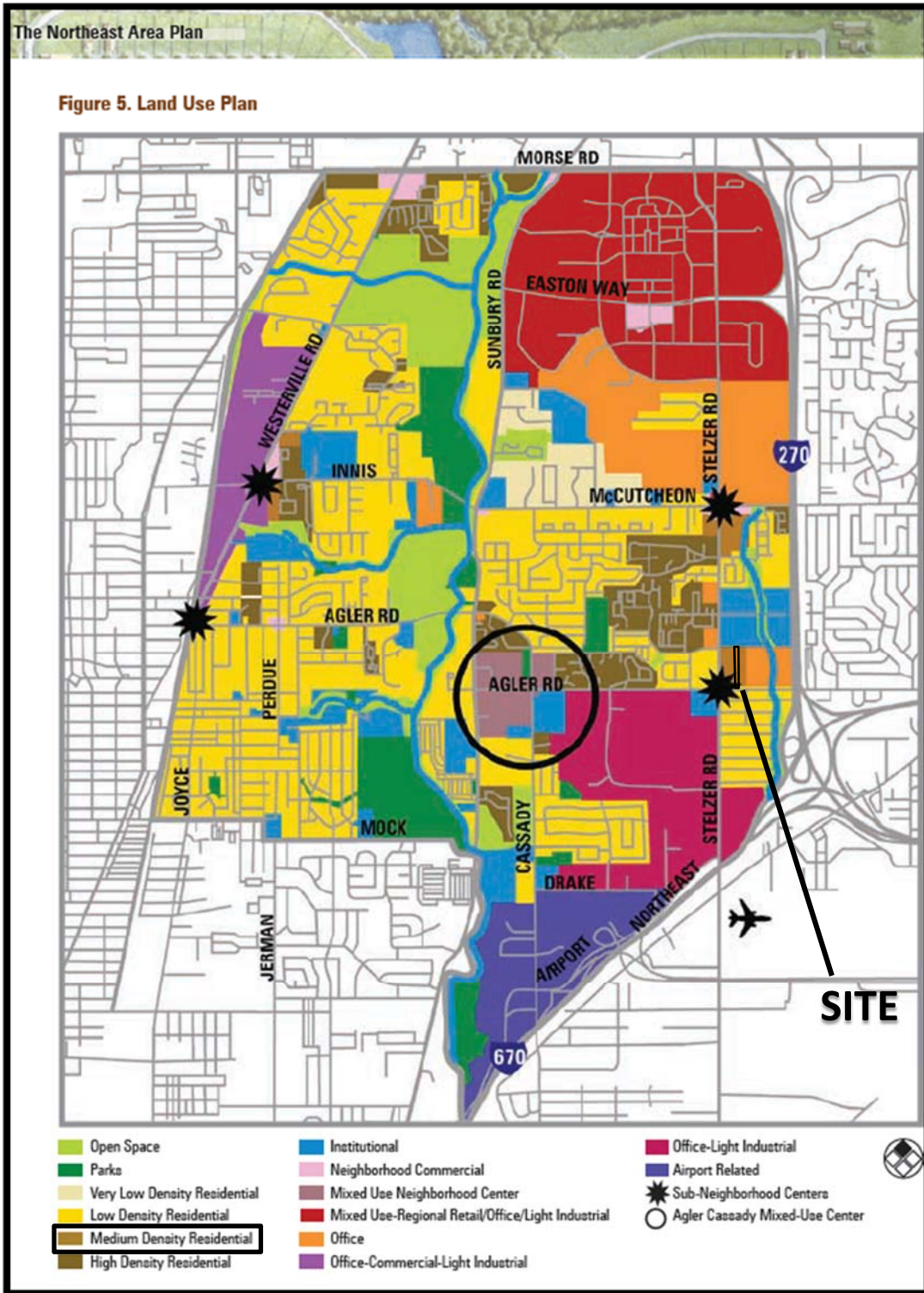
- The 3.8F± acre site consists of one parcel developed with industrial buildings and contractor’s storage in the R, Rural District as a result of a 2018 annexation from Mifflin Township. The proposed M-2, Manufacturing District will secure proper zoning for the site and will permit additional industrial buildings.
- North of the site is undeveloped land slated for an apartment complex in the L-ARLD, Limited Apartment Residential District. To the east is industrial development in Mifflin Township. To the south across Agler Road is undeveloped land in Mifflin Township. To the west are single-unit dwellings and a fraternal organization in Mifflin Township.
- Concurrent CV21-042 is included to reduce the minimum number of parking spaces, to not provide parking lot trees, and to reduce parking, building, and storage setbacks, most of which are existing conditions.
- The site is located within the boundaries of the *Northeast Area Plan (2007)*, which recommends “Medium Density Residential” land uses at this location. Staff recognizes the longstanding use of the site, compatibility with surrounding industrial uses on Agler Road, and the site being annexed as an existing condition as mitigating factors for supporting the use. The proposal also includes new landscaping in addition to an existing masonry wall along Agler Road, and a new building whose conceptual elevations are consistent with the Plan’s design guidelines.
- The site is located within the boundaries of the Northeast Area Commission, whose recommendation is for approval.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Ager Road as a Suburban Commuter Corridor with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested M-2, Manufacturing District will secure proper zoning for an existing industrial development that was recently annexed from Mifflin Township. The request is compatible with the *Northeast Area Plan's* design guidelines, and does not introduce incompatible uses to the area.



Z21-034
3756 Agler Rd.
Approximately 3.8% acres
R to M-2



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Standardized Recommendation Form

111 N. Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov/bzs • zoninginfo@columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-034

Address: 3756 Agler Rd.

Group Name: North East Area Commission

Meeting Date: June 3, 2021

Specify Case Type:

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

Recommendation: Approval
(Check only one and list basis for recommendation below) Disapproval

NOTES:

Vote: Full NEAC approved the above application on June 3, 2021

Signature of Authorized Representative: 

SIGNATURE

NEAC Zoning Chair

RECOMMENDING GROUP TITLE

614-596-2963

DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 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 #: Z21-034

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) James Monsul
of (COMPLETE ADDRESS) 592 Office Parkway, Westerville, Ohio 43082
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. Ronk Real Estate Group, LLC, Vern Ellis 3756 Agler Road, Suite 300, Columbus, Oh. 43219 0- Columbus Based Employees 614-475-6392</p>	<p>2.</p>
<p>3.</p>	<p>4.</p>

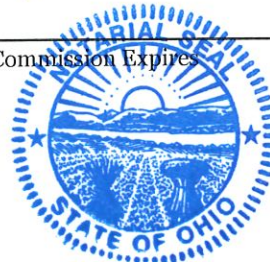
Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *James Monsul*

Sworn to before me and signed in my presence this 15 day of April, in the year 2021

David Glenn Bale
SIGNATURE OF NOTARY PUBLIC

Notary Seal Here
My Commission Expires



David Glenn Bale
Notary Public
In the State of Ohio
My Commission has no
expiration date.
Section 147.03 R.C.

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