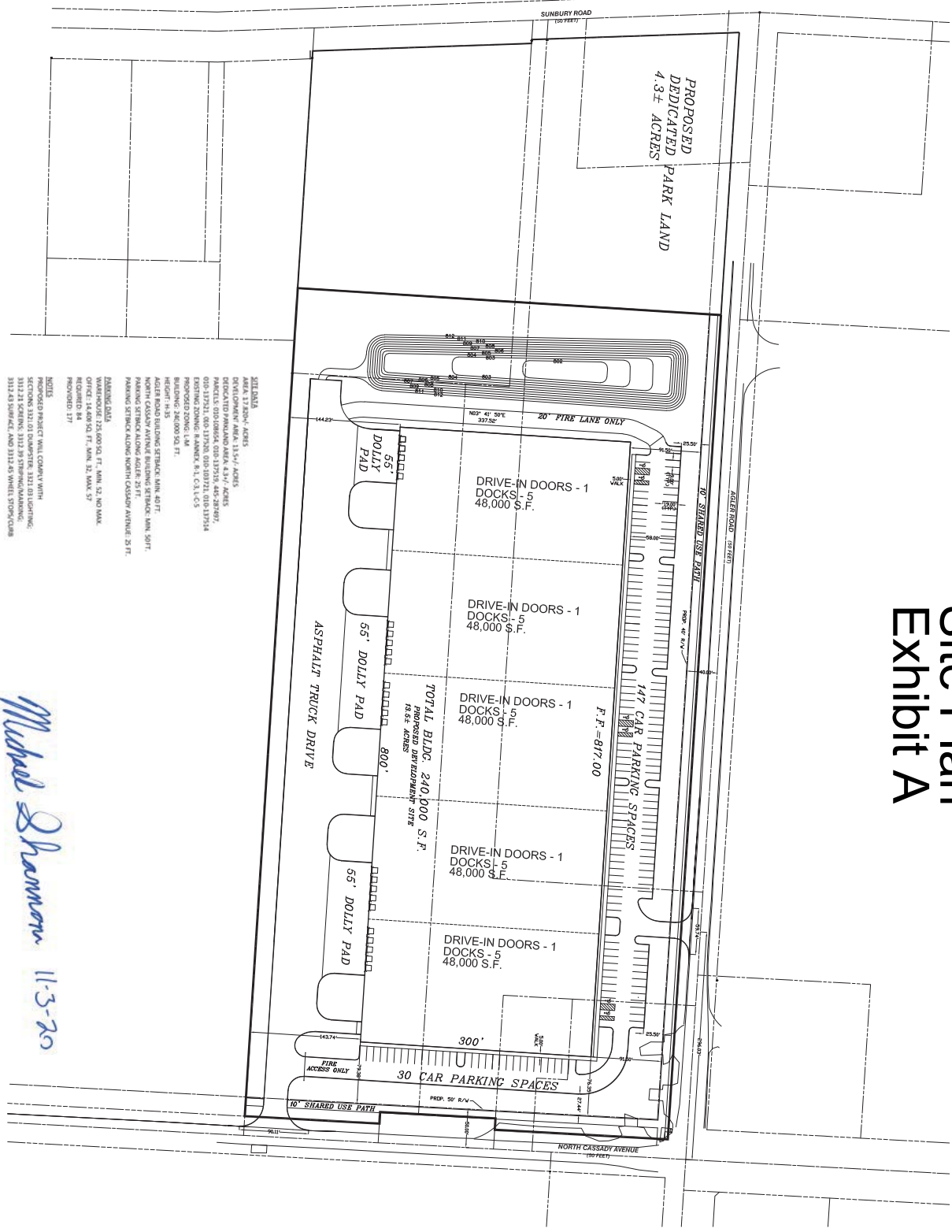


# Site Plan Exhibit A



**SITE DATA**  
 AREA 17,204± ACRES  
 DEVELOPMENT AREA 13,541± ACRES  
 UNDEVELOPED AREA 3,663± ACRES  
 PARCELS 030-00864, 030-13753, 445-28787,  
 010-17721, 080-17750, 010-10771, 010-11754  
 EXISTING ZONING R-1000, R-1, C-1, C-5  
 BUILDING 240,000 S.F.  
 HEIGHT 14.5  
 ASHLER ROAD BUILDING SETBACK MIN. 40 FT.  
 NORTH CASSADY AVENUE BUILDING SETBACK MIN. 50 FT.  
 NORTH CASSADY AVENUE SIDE SETBACK MIN. 5 FT.  
 PARKING SETBACK ALONG NORTH CASSADY AVENUE 25 FT.

**ZONING DATA**  
 ZONING DISTRICT R-1000, FT. ANN. 13, NO. MAX.  
 OFFICE 14,493 S.F., MIN. 31, MAX. 37  
 RECORDED 84  
 REVISION 177

**NOTES**  
 PROPOSED PROJECT WILL COMPLY WITH  
 SECTIONS 3221.01 THROUGH 3221.03 LIGHTING,  
 3112.21 SIGNAGE, 3113.21 SIGNAGE/ADVERTISING,  
 3112.03 SIGNAGE, AND 3112.03 WHEEL STORAGE CURB

*Michael Shannon* 11-3-20

Final Site Plan Received 11.3.20

Z20-018

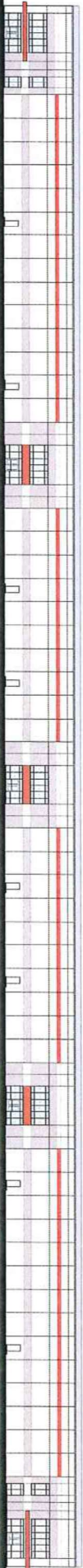
DATE PREPARED	11/15/20
DATE REVISION	11/15/20
DATE REVIEWED	11/15/20
DATE APPROVED	11/15/20
DATE	11-3-20
NO.	1

**FED ONE DUBLIN**  
 8400 INDUSTRIAL PARKWAY  
 PLAIN CITY, OHIO 43064  
 PHONE 614-873-0662  
 FAX 614-873-2684

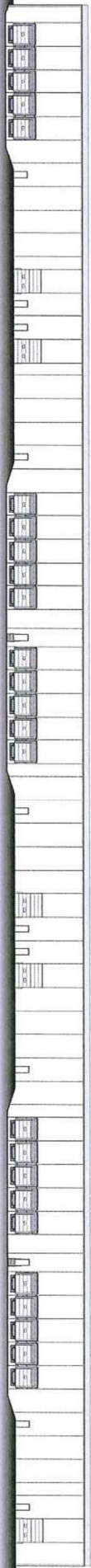
AGLER JOINT VENTURE LLC.  
 PROPOSED SITE LAYOUT  
 COLUMBUS, OHIO

Name	Revision/Issue	Date

# Conceptual Elevations Exhibit B



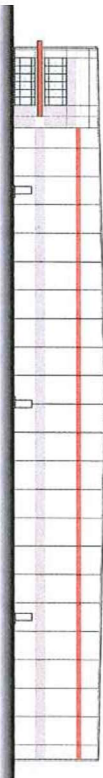
NORTH ELEVATION



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

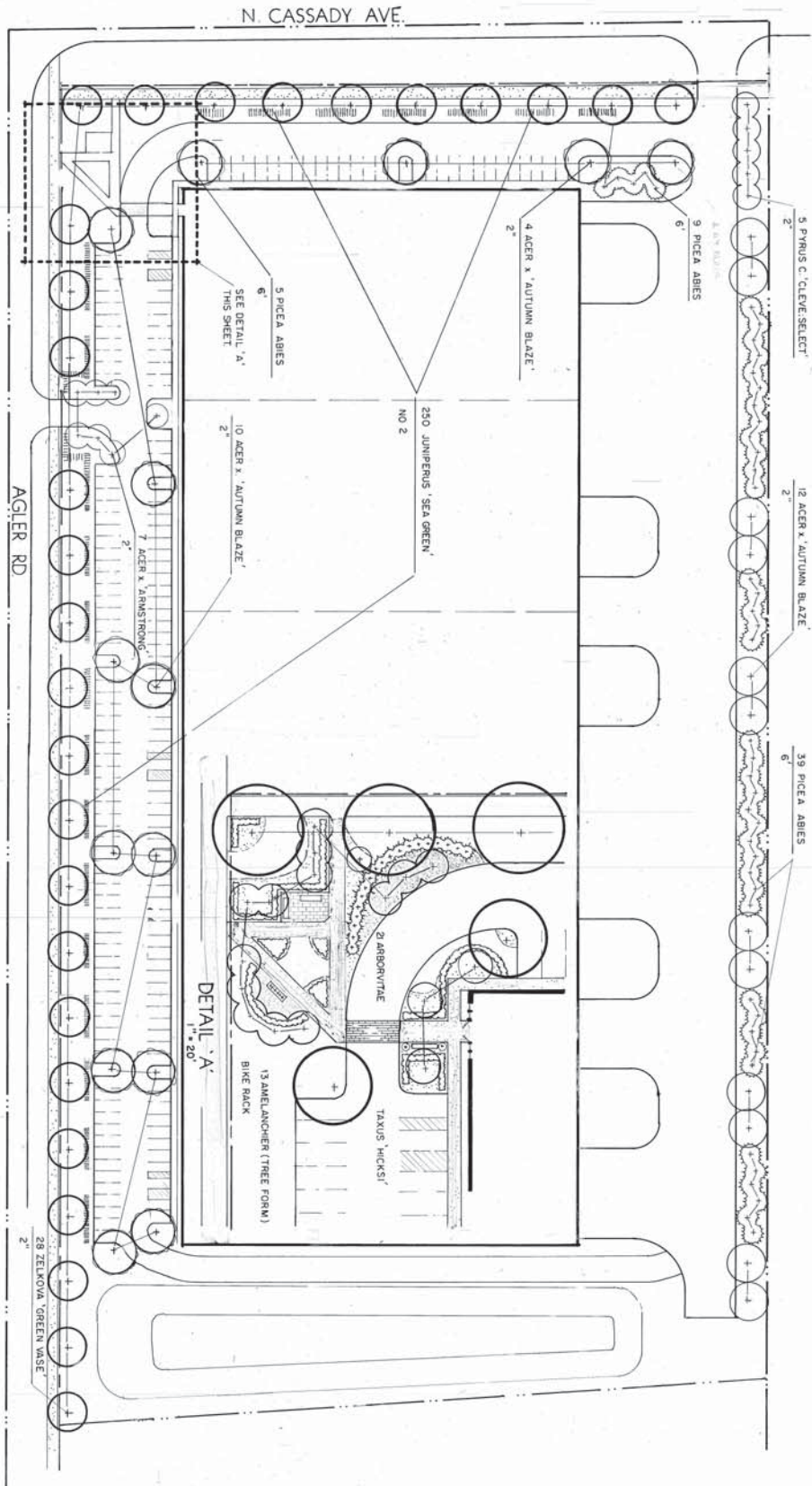
Z 20-018

EXISTING BUILDING - SIMILAR ELEVATION PROPOSED



*Michael S. Hannan 8-21-20*

Conceptual Landscape Plan - Exhibit C

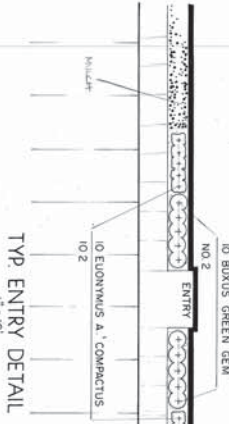


*Michael Shammern*  
11-3-20

Final Landscape Plan Received 11.30.20 Z20-018

**PLANT SCHEDULE**

PLANT	QUANTITY	SIZE	DBH
STREET TREES: ZELKOVA 'GREEN WASE'	28	2"	14
PARKING LOT TREES: ACER X 'AUTUMN BLAZE'	10	2"	14
PICEA ABIES	9	6"	53
ACER X 'AUTUMN BLAZE'	4	2"	12
PRINUS C. CLEVELAND SELECT	5	2"	9
WALNUT SPRING SNOW GEM	1	1.5"	13
UNIDENTIFIED SPECIES	2	2"	19
TAXUS 'HICASI'	2	2"	20
AMELANCHIER 'COMPACTUS'	13	NO 2	40
ZABORNYIAE	2	NO 2	40



TYP ENTRY DETAIL  
1" = 10"

<p><b>BOZZACCO CO. INC.</b> LANDSCAPE ARCHITECTURE</p>	<p>505 LONDON RD DELAWARE, OHIO 740-369-2141</p>	<p><b>AGLER RD. JOINT VENTURE</b> AGLER RD. COLUMBUS, OHIO</p>	<p>DATE: 11/27/20 REVISIONS: 11-3-20</p>	<p>NORTH 1" = 40'</p>
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**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](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

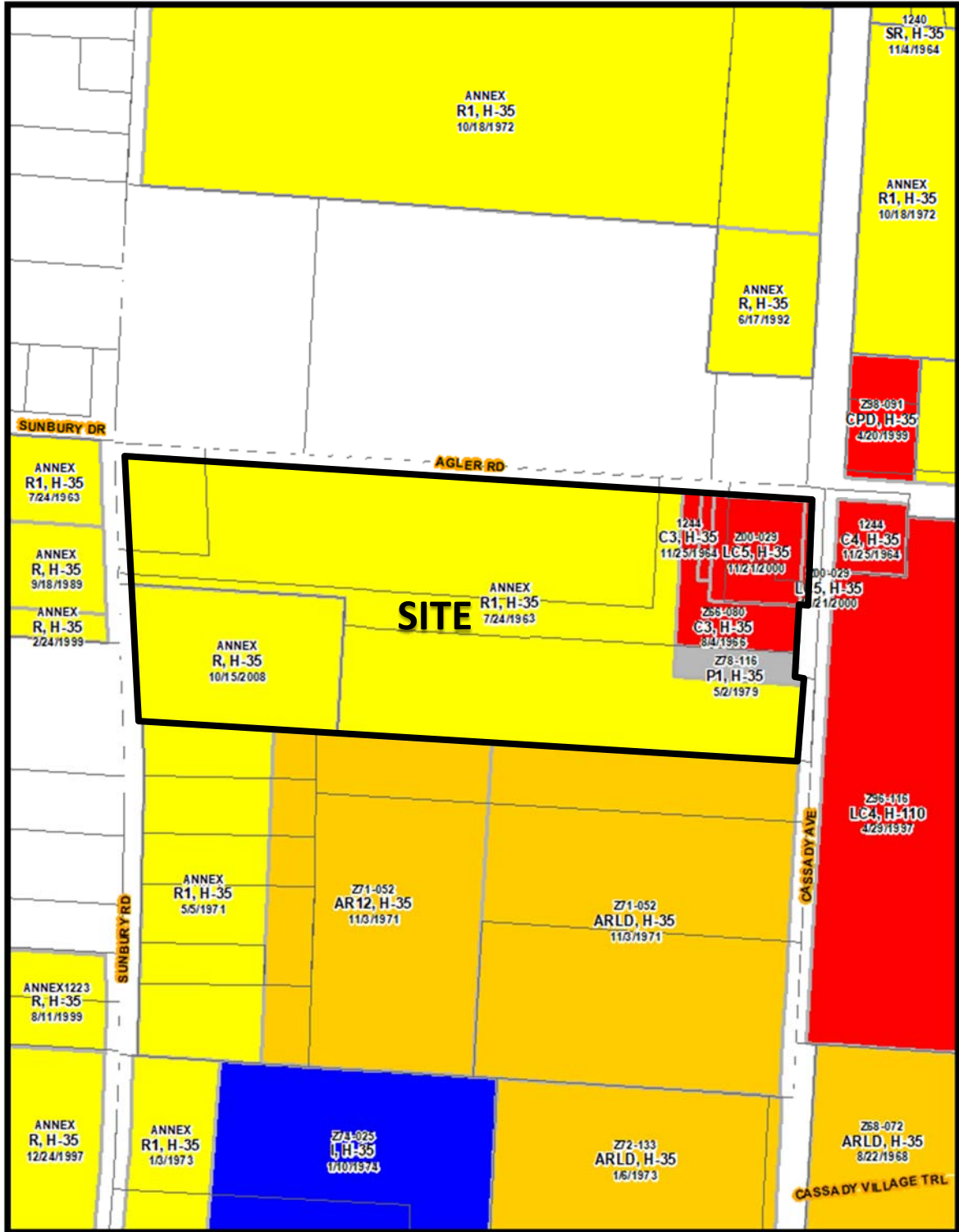
- The site consists of seven undeveloped parcels in the R, Rural, R-1, Residential, C-3, Commercial, L-C-5, Limited Commercial, and P-1, Private Parking districts. The applicant is requesting the L-M, Limited Manufacturing District to permit less objectionable manufacturing uses.
- North of the site 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.

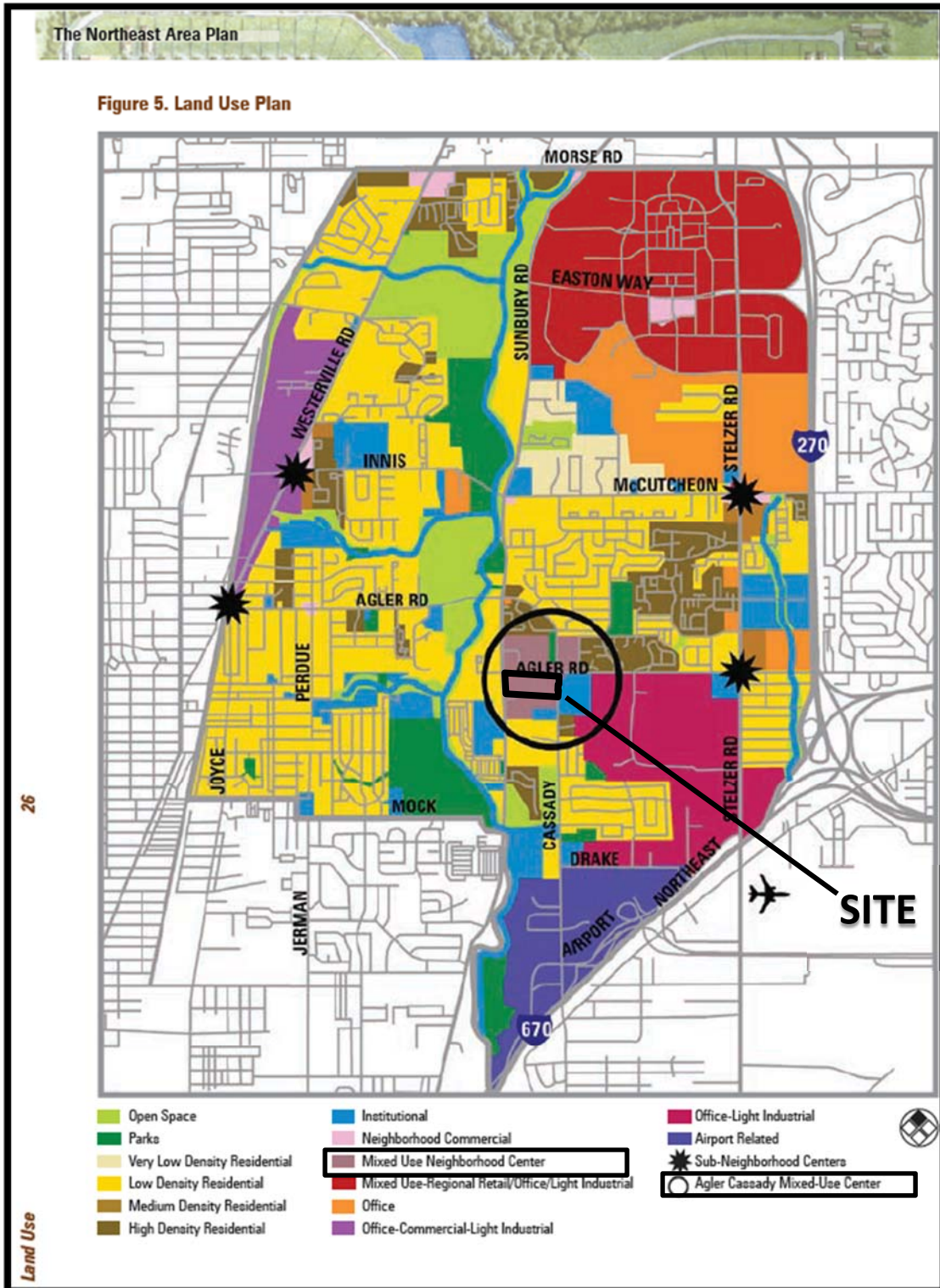
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Agler Road as a Suburban Community Connector requiring 80 feet of right-of-way, this portion of North Cassady Avenue as Suburban Community Connector requiring 100 feet of right-of-way, and this portion of Tussing Road as a Suburban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

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. Row 1: 1. Agler Joint Venture LLC, 8400 Industrial Parkway, Plain City, OH 43064; 2. SV, Inc., 4777 Aberdeen Avenue, Dublin, OH 43016. Row 2: 3. (empty); 4. (empty).

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