

OWNER/DEVELOPER INFORMATION:

SCHOTTENSTEIN PROPERTY GROUP
4300 E. 5TH AVENUE
COLUMBUS, OHIO 43219
CONTACT: DIRK GREENE
PH: (614) 449-4298
EMAIL: dirk.green@spgroup.com

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES
880 KING AVENUE
COLUMBUS, OHIO 43212
CONTACT: CHAD BLOCKER
PH: (614) 299-2899
FAX: (614) 299-2992
EMAIL: chadkey@epferris.com

ARCHITECT INFORMATION:

FORD & ASSOCIATES ARCHITECTS, INC.
1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43213
CONTACT: MARK P. FORD
PH: (614) 488-6252
EMAIL: mford@fordarchitects.com

ZONING ATTORNEY INFORMATION:

UNDERHILL & HODGE LLC
8000 WALTON PKWY., SUITE 280
NEW ALBANY, OHIO 43054
CONTACT: DAVID HODGE
PH: (614) 335-9320
EMAIL: david@uhwfirm.com

EXISTING ZONING: AR12 (Z75-104), SR, R1
(ANNEX), GAHANNA
PARCEL ID NUMBERS: 010-218250-00,
010-143574-00, 520-143575-00,
191-000832-00
ADDRESS: 3573 AGLER ROAD, AGLER ROAD,
STELZER ROAD

SITE DATA	
TOTAL SITE AREA	28.95 ACRES
PARCELS	010-218250-00, 010-143574-00, 520-143575-00, 191-000832-00
ADDRESS	3573 AGLER ROAD, AGLER ROAD, STELZER ROAD
ZONING	M (Z21-087)
COUNCIL VARIANCE	CV21-112
HEIGHT DISTRICT	H-35
PROPOSED LAND USE	WAREHOUSING
SETBACKS	AS SHOWN
TOTAL DISTURBED AREA (ON-SITE)	25.57 ACRES
TOTAL DISTURBED AREA (RIGHT-OF-WAY)	0.07 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	0.00 ACRES
POST-DEVELOPED IMPERVIOUS AREA	16.86 ACRES

PARKING CALCULATIONS				
USE	AREA (SF)	PARKING CALCULATION	PARKING REQUIRED PROVIDED	ADA PARKING REQUIRED PROVIDED
BUILDING A (WAREHOUSE)	108,624	20+((1:5000 SF)	39	144
				-
BUILDING B (WAREHOUSE)	127,428	20+20+((1:10,000 SF)	41	159
				-
BUILDING C (WAREHOUSE)	46,400	20+((1:5000 SF)	26	51
				-
REMOTE TRAILER PARKING	-	-	56	-
				0
TOTAL PARKING			106	410
			9	X

THE PROPOSED PROJECT WILL COMPLY WITH THE ENTIRETY OF SECTION 3321 OF THE CITY OF COLUMBUS MUNICIPAL CODE AS WELL AS SECTIONS 3312.21 LANDSCAPING & SCREENING, 3312.39 STRIPING/MARKING, 3312.43 SURFACE, 3312.45 WHEEL STOPS/CURB.

REVISIONS		
NO.	DATE	DESCRIPTION

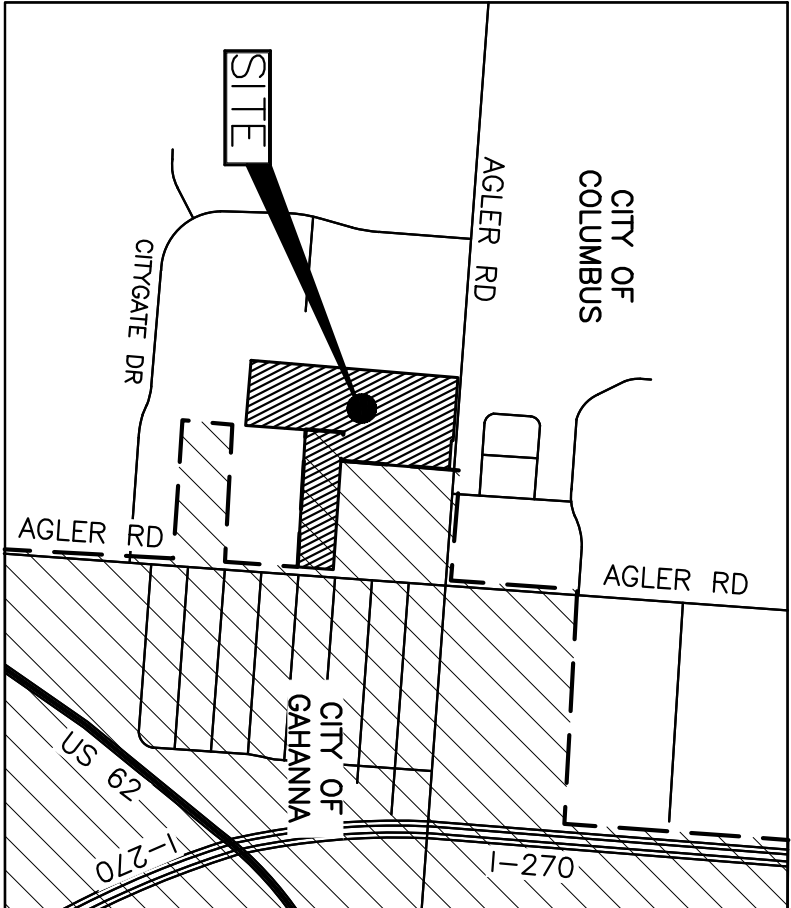
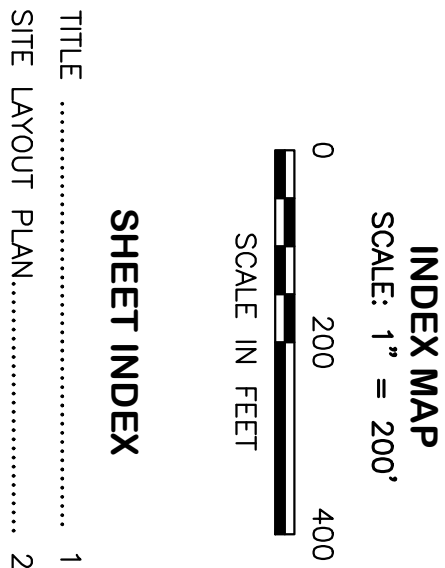
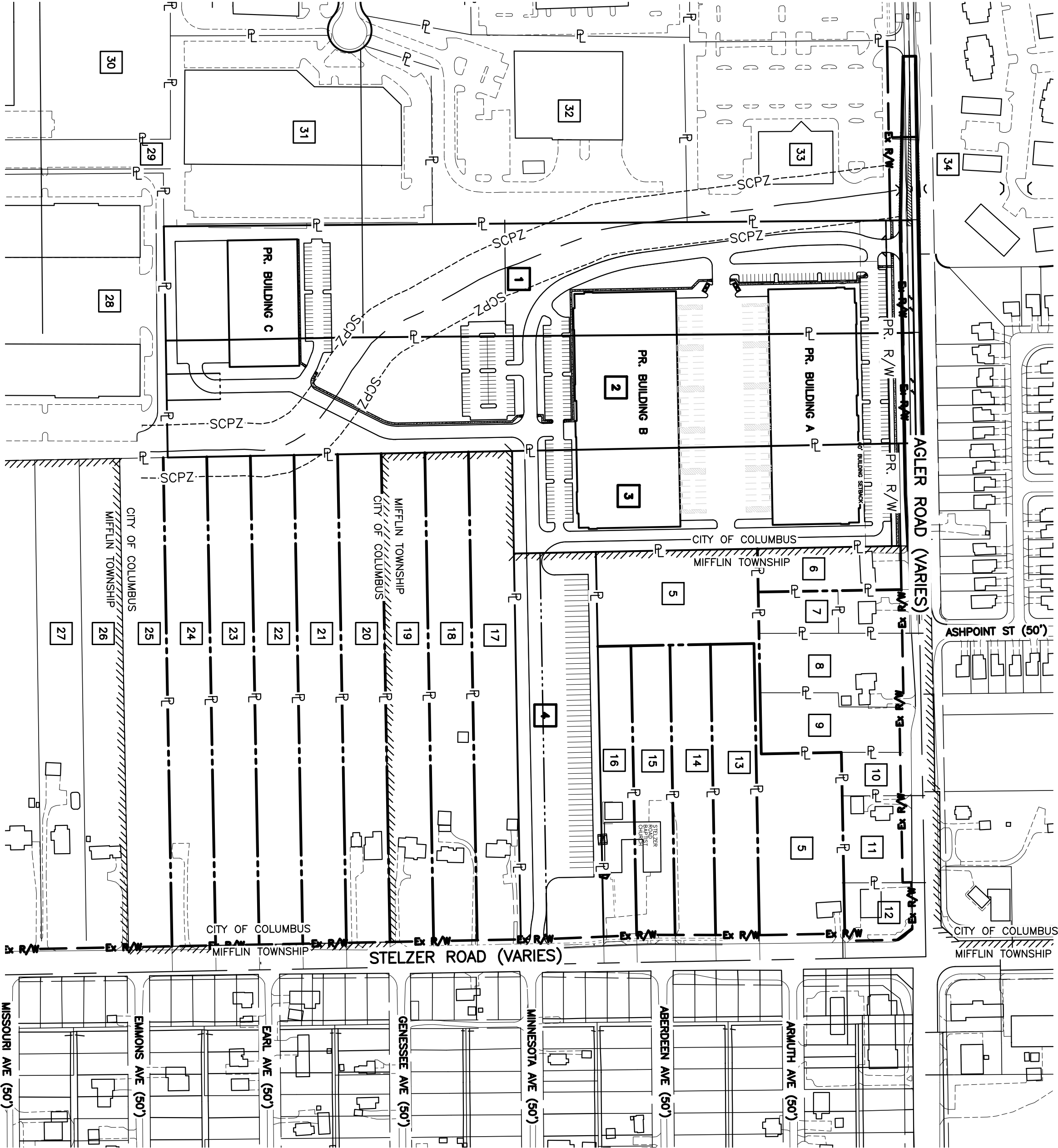
E. P. FERRIS
AND
ASSOCIATES
INC

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2899
(614) 299-2992 (FAX)
WWW.EPFERRIS.COM

Consulting Civil Engineers and Surveyors

PROJECT 1220.001

ZONING PLAN
AGLER / STELZER DEVELOPMENT
CITY OF COLUMBUS, OHIO
2021



PARCEL INDEX	
1	TRUSTEES AGLER RD PARCEL AGLER RD PID: 010-218250-00 EX. ZONING: AR12 (Z75-104) PR. ZONING: XXX 10.25 ACRES
2	TRUSTEES AGLER RD PARCEL AGLER RD PID: 010-143574-00 EX. ZONING: SR PR. ZONING: XXX 10.35 ACRES
3	TRUSTEES AGLER RD PARCEL 3573 AGLER RD PID: 520-143575-00 EX. ZONING: R1 (ANNEX) PR. ZONING: XXX 4.78 ACRES

4	NAM STELZER ROAD LLC 2275 STELZER RD-00 PID: 191-000832-00 EX. ZONING: GAHANNA PR. ZONING: XXX 3.61 ACRES	5	DATTS LEWIS TED TR 2275 STELZER RD-00 PID: 191-001745-00 EX. ZONING: GAHANNA PR. ZONING: XXX 3.75 ACRES	6	POPOVICH GEORGE R T00 3601 AGLER RD-00 PID: 191-002922-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.75 ACRES
7	SCOTT ANDY H JR 3623 AGLER RD-00 PID: 191-003285-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.75 ACRES	8	YUSEF MAHDI 3627 AGLER RD PID: 191-002604-00 EX. ZONING: GAHANNA PR. ZONING: XXX 1.15 ACRES	9	YUSEF MAHDI 3627 AGLER RD PID: 191-003296-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.88 ACRES
10	YUSEF MAHDI AGLER RD PID: 191-002552-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.31 ACRES	11	DATTS LEWIS TED TR 3659 AGLER RD PID: 191-002604-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.62 ACRES	12	DA ERBIL INC 3699 AGLER RD PID: 191-003166-00 EX. ZONING: GAHANNA PR. ZONING: XXX 0.46 ACRES

13	UNITED FAITH INTNL STELZER RD PID: 191-003290-00 EX. ZONING: GAHANNA PR. ZONING: XXX 1.34 ACRES	14	UNITED FAITH INTNL STELZER RD PID: 191-000072-00 EX. ZONING: GAHANNA PR. ZONING: XXX 1.44 ACRES	15	UNITED FAITH INTNL 2255 STELZER RD-00 PID: 191-002672-00 EX. ZONING: GAHANNA PR. ZONING: XXX 1.37 ACRES
16	UNITED FAITH INTNL 2189 STELZER RD-00 PID: 191-001427-00 EX. ZONING: GAHANNA PR. ZONING: XXX 1.16 ACRES	17	TUCKER BEAR CAPITAL LLC 2175 STELZER RD-00 PID: 191-001667-00 EX. ZONING: GAHANNA PR. ZONING: XXX 2.57 ACRES	18	TUCKER BEAR CAPITAL LLC 2175 STELZER RD-00 PID: 191-001668-00 EX. ZONING: GAHANNA PR. ZONING: XXX 2.57 ACRES
19	TUCKER BEAR CAPITAL LLC 2155 STELZER RD PID: 191-002678-00 EX. ZONING: GAHANNA PR. ZONING: XXX 2.52 ACRES	20	TUCKER BEAR CAPITAL LLC 2145 STELZER RD PID: 010-212112-00 EX. ZONING: R (ANNEX) PR. ZONING: XXX 2.52 ACRES	21	TUCKER BEAR CAPITAL LLC 2101 STELZER RD PID: 445-284360-00 EX. ZONING: LC3 (Z07-035) PR. ZONING: XXX 2.52 ACRES

22	TUCKER BEAR CAPITAL LLC 2101 STELZER RD PID: 445-284361-00 EX. ZONING: LC3 (Z07-035) PR. ZONING: XXX 2.52 ACRES	23	TUCKER BEAR CAPITAL LLC 2101 STELZER RD PID: 445-284362-00 EX. ZONING: LC3 (Z07-035) PR. ZONING: XXX 2.57 ACRES	24	TUCKER BEAR CAPITAL LLC 2101 STELZER RD PID: 445-284363-00 EX. ZONING: LC3 (Z07-035) PR. ZONING: XXX 2.52 ACRES
25	TUCKER BEAR CAPITAL LLC 2101 STELZER RD PID: 445-284359-00 EX. ZONING: LC3 (Z07-035) PR. ZONING: XXX 2.57 ACRES	26	TUCKER BEAR CAPITAL LLC 2065 STELZER RD PID: 191-000114-00 EX. ZONING: GAHANNA PR. ZONING: XXX 2.57 ACRES	27	TUCKER BEAR CAPITAL LLC 2051 STELZER RD PID: 191-000100-00 EX. ZONING: GAHANNA PR. ZONING: XXX 2.57 ACRES
28	ASERIII AP CITGATE LLC 2120-2240 CITYGATE DR PID: 010-265872-00 EX. ZONING: M (CV14-062) PR. ZONING: XXX 11.69 ACRES	29	HOPKINS WATERHOUSE LLC 2120-2240 CITYGATE DR PID: 010-240735-00 EX. ZONING: M PR. ZONING: XXX 1.05 ACRES	30	HOPKINS WATERHOUSE LLC 2246 CITYGATE DR PID: 010-251713-00 EX. ZONING: M PR. ZONING: XXX 8.99 ACRES

31	CMC INDUSTRIAL 2 LLC 3445-3455 MILLENIUM CT PID: 010-254255-00 EX. ZONING: M 5.65 ACRES	32	JBG ENTERPRISES LLC 3456-3442 MILLENIUM CT PID: 010-271649-00 EX. ZONING: M 5.91 ACRES	33	CHP AGLER ROAD OFFICE LP 3443 AGLER RD PID: 010-240052-00 EX. ZONING: M (C98-045) 4.43 ACRES
34	AGLER FAMILY HOUSING L P 2100 AGLER RD PID: 010-216062-00 EX. ZONING: ARI 17.27 ACRES				

M:\1220001_AglerStelzer\DWG\Production Drawings\Zoning Plan\1220001_ZoningPlan.dwg ~PLAN VIEW LAST EDITED BYWJEANNERET ON 4/27/22

E.P. FERRIS & ASSOCIATES INC

REVISIONS		DATE	BY	CHK

E. P. FERRIS

AND

ASSOCIATES

INC

880 KING AVENUE

COLUMBUS, OHIO 43212

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(614) 299-2992 (Fax)

www.EPFERRIS.com

CITY OF COLUMBUS, OHIO

AGLER / STELZER DEVELOPMENT

SCHOTTENSTEIN PROPERTY GROUP

Z21-087 Final Received 4/28/2022 Page 2of 5

JOB NO. 1220.001

DESIGNED BY: JLC

DRAWN BY: JLC

CHECKED BY: CJB

APPROVED BY: CJB

DATE: 4/27/22

ZONING PLAN

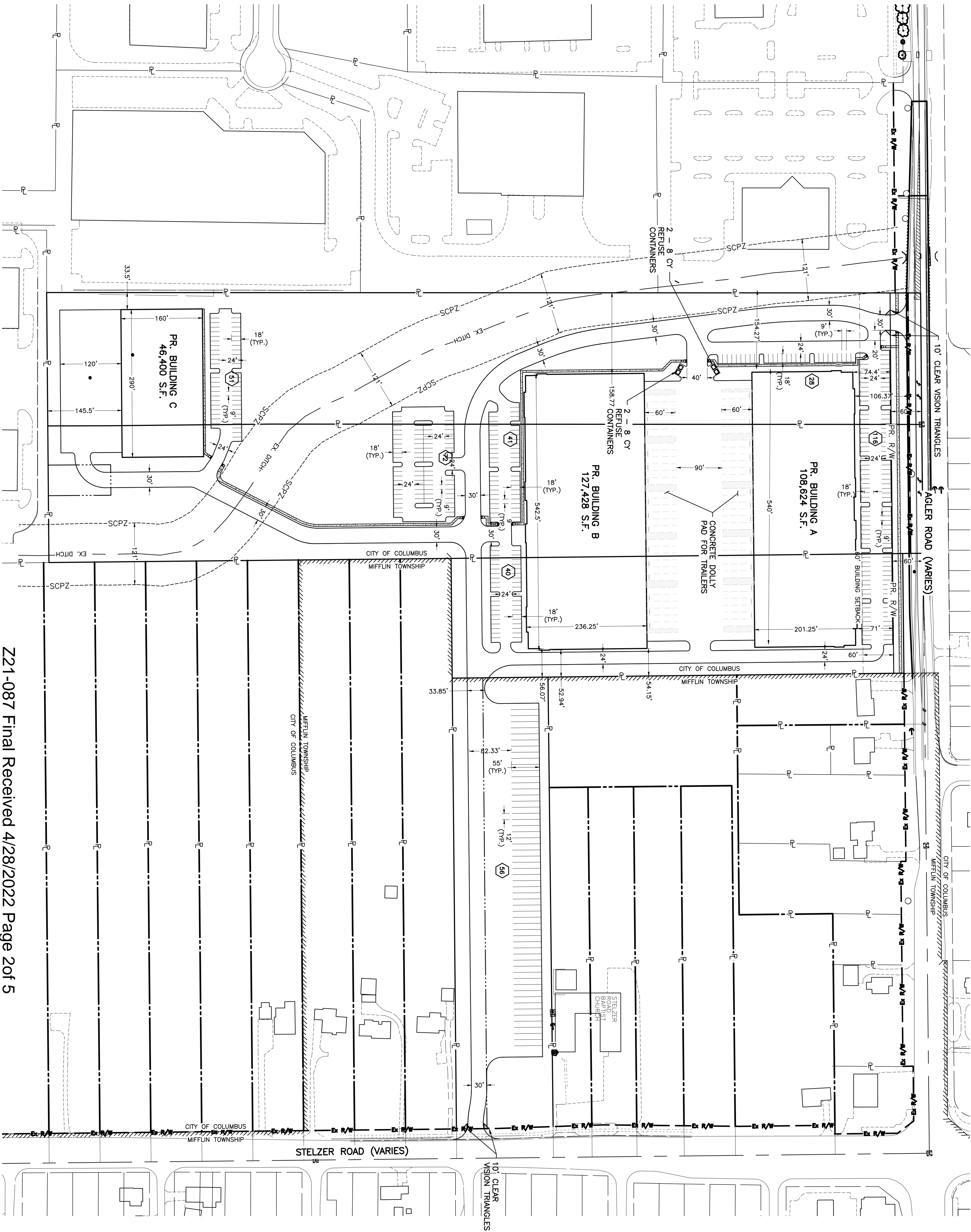
4-18-22

0100200

SCALE IN FEET

1" = 100'

SHEET NO. 2 OF 2



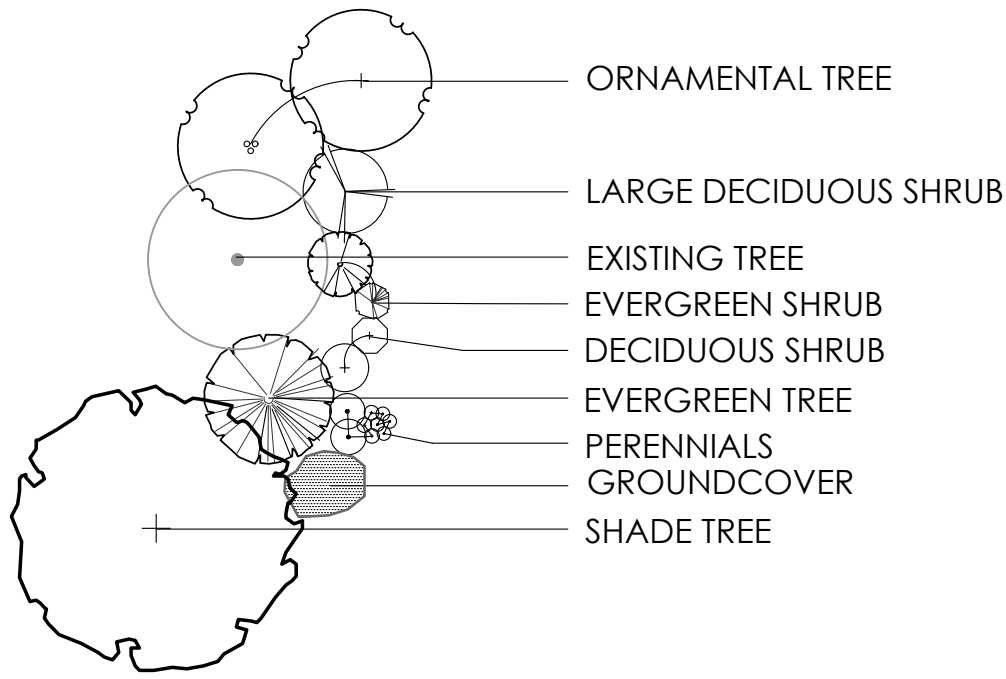
LEGEND

10' CLEAR VISION TRIANGLE

PROPOSED PARKING COUNTER

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
9. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES

1	LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2	LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
24	AFS	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD FREEMAN MAPLE	2.5" CAL.	B&B	
14	CAR	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE HORNBEAM	2.5" CAL.	B&B	
10	CER	CERCIS CANADENSIS	EASTERN REDBUD	7-8' HGT.	B&B	3 STEM MIN.
12	GIN	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2.5" CAL.	B&B	
22	GLE	GLEDTISIA TRIANCANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	2.5" CAL.	B&B	
4	MAG	MAGNOLIA X 'GALAXY'	GALAXY MAGNOLIA	7-8' HGT.	B&B	3 STEM MIN.
13	PAB	PICEA ABIES	NORWAY SPRUCE	5-6' HGT.	B&B	
25	PIC	PICEA GLAUCA	WHITE SPRUCE	5-6' HGT.	B&B	
9	PLA	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2.5" CAL.	B&B	

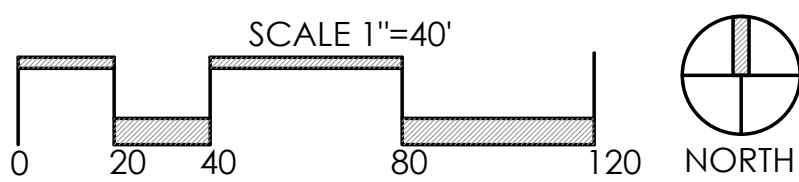
NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

1 OVERALL LANDSCAPE PLAN

SCALE: 1"=100'

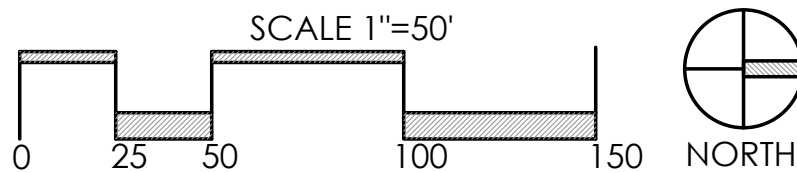
2 AGLER ROAD SIGHT TRIANGLE

SCALE: 1"=40'



3 STELTZER ROAD SIGHT TRIANGLE

SCALE: 1"=50'

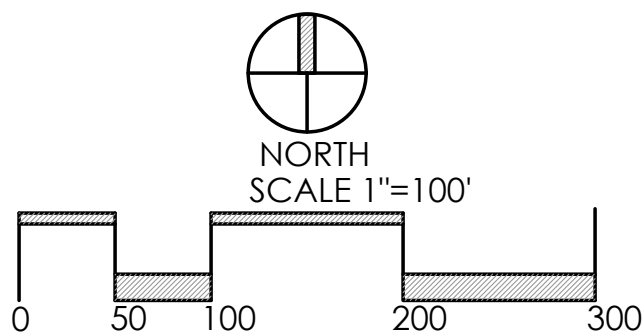


OVERALL LANDSCAPE CONCEPT

AGLER ROAD

PREPARED FOR SCHOTTENSTEIN PROPERTY GROUP

DATE: 1.24.22



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE
4876 Cemetery Road Hilliard, OH 43026
p (614) 487-1964 www.farisplanninganddesign.com

4-28-22

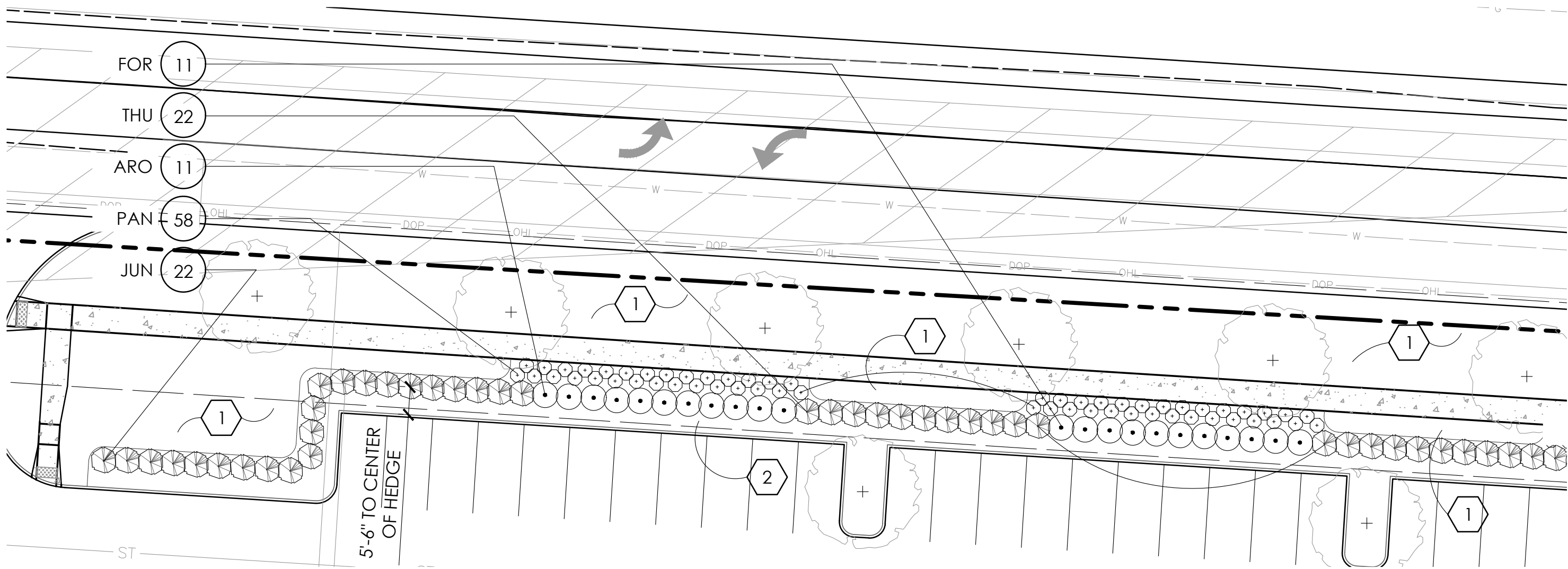
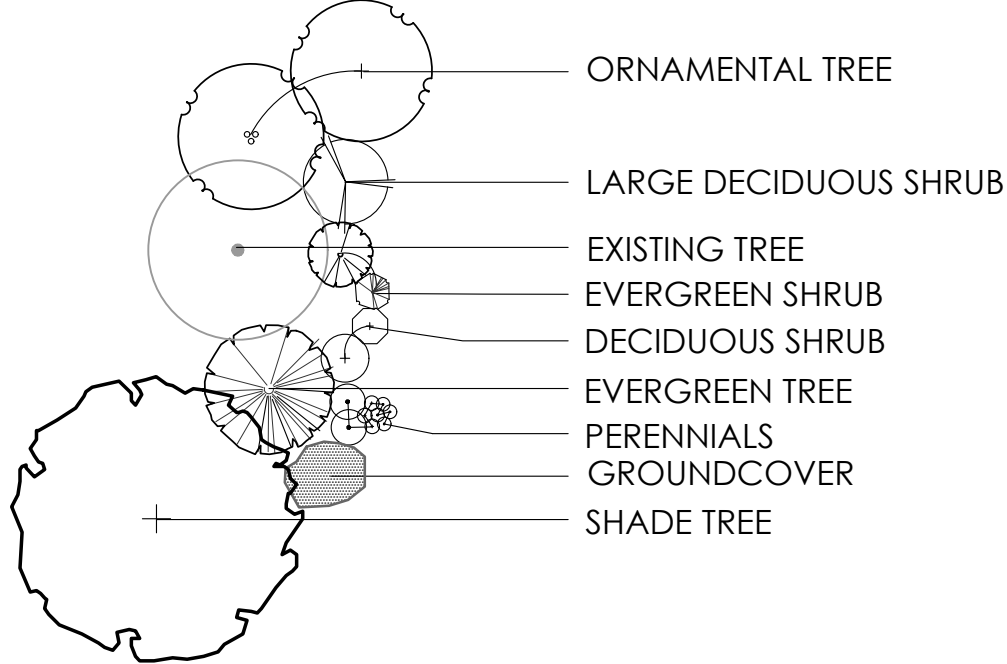
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CONSTRUCTION NOTES

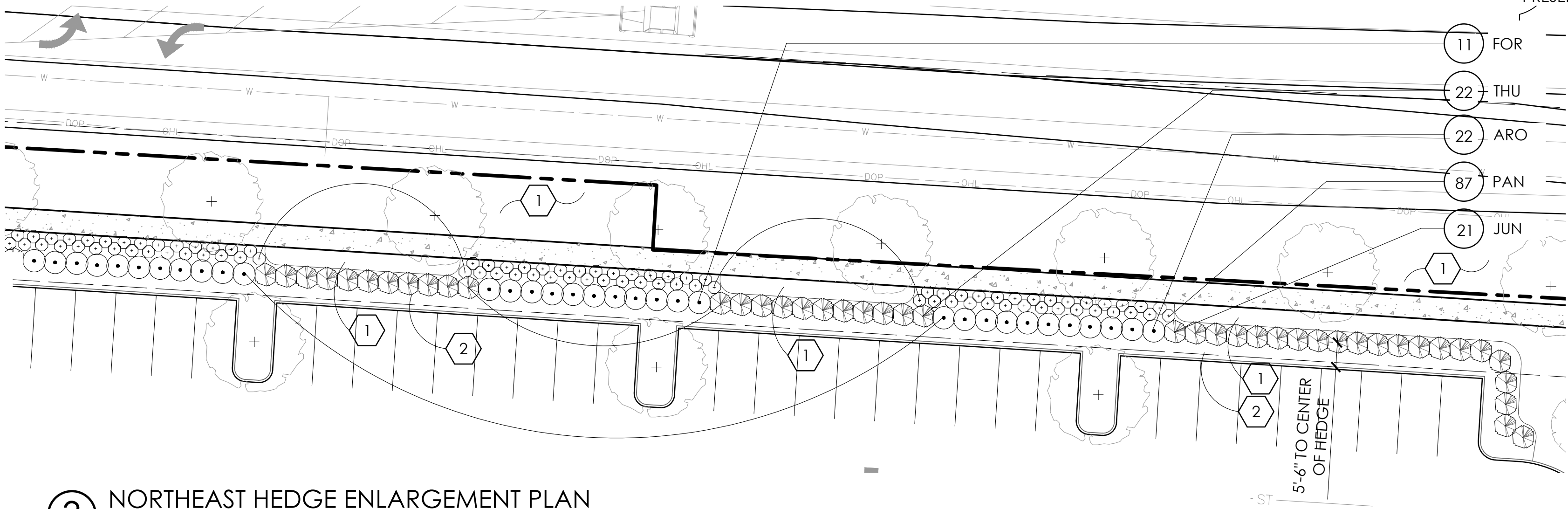
1	LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2	LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

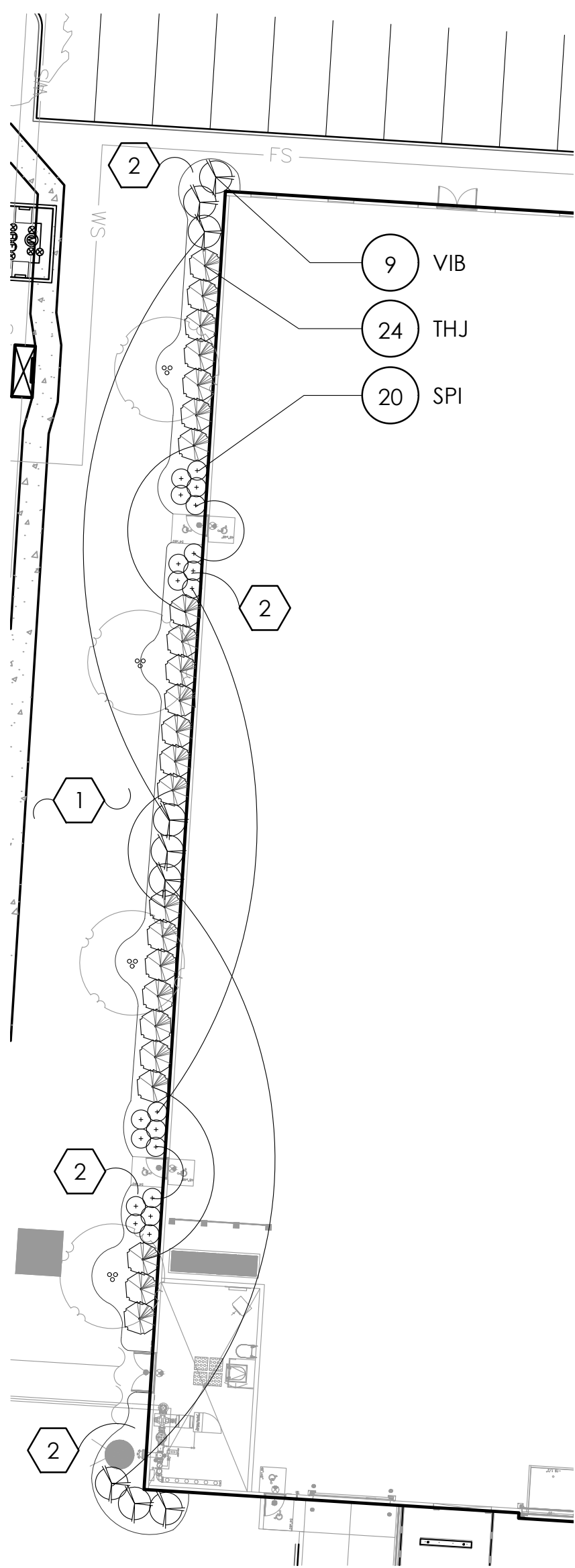
SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



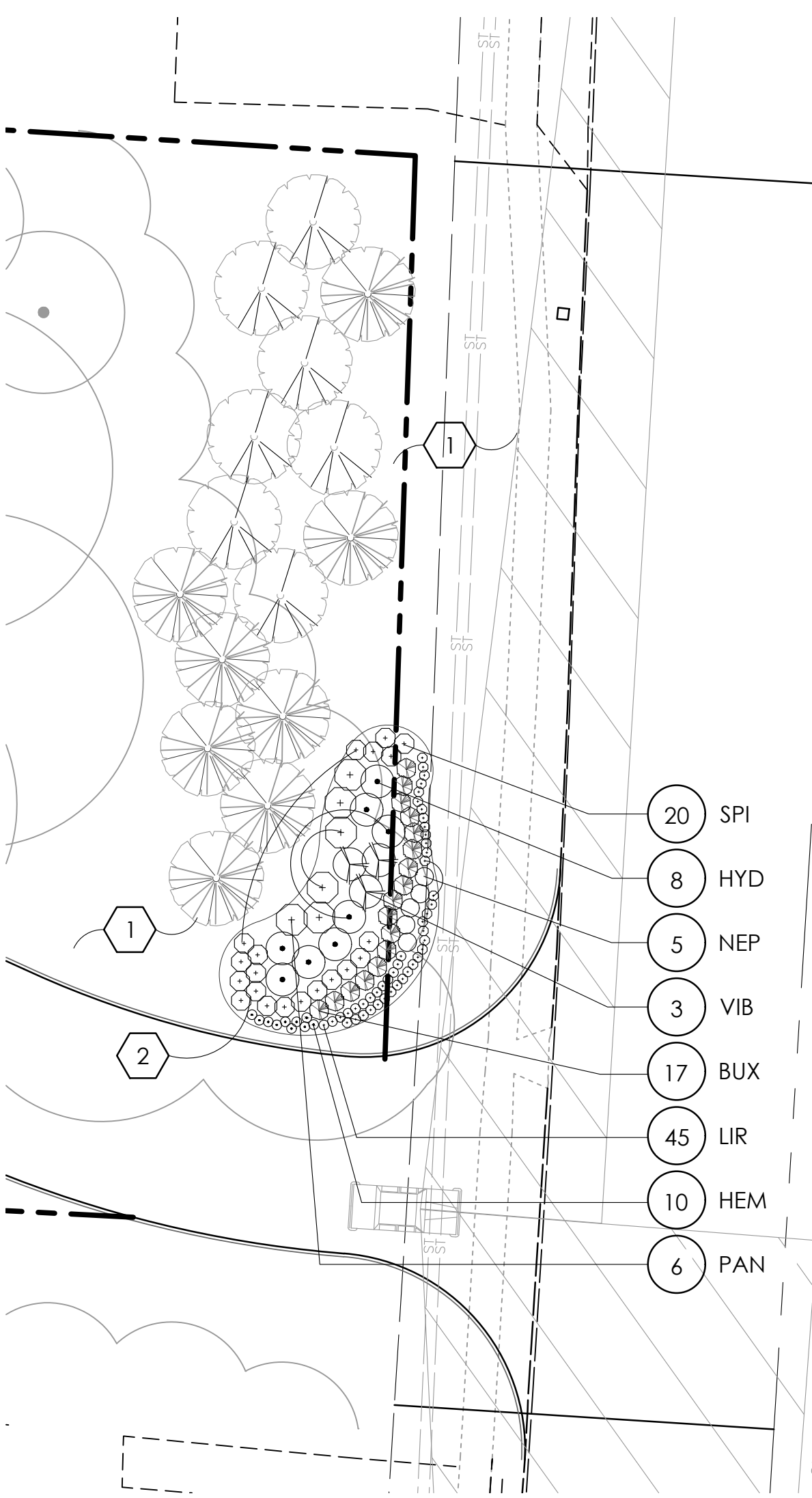
2 NORTHWEST HEDGE ENLARGEMENT PLAN
SCALE: 1"=20'



3 NORTHEAST HEDGE ENLARGEMENT PLAN
SCALE: 1"=20'



4 WEST BUILDING ENLARGEMENT PLAN
SCALE: 1"=20'



5 STELTZER ENTRY CONCEPT
SCALE: 1"=20'

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
33	ARO	ARONIA MELANOCARPA 'VIKING'	VIKING BLACK CHOKEBERRY	24" HGT.	B&B	
17	BUX	BUXUS 'GREEN GEM'	GREEN GEM BOXWOOD	24" HGT.	B&B	
22	FOR	FORSYTHIA INTERMEDIA 'LYNWOOD GOLD'	LYNWOOD GOLD FORSYTHIA	24" HGT.	B&B	
8	HYD	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	24" HGT.	B&B	
43	JUN	JUNIPERUS CHINENSIS 'MINT JULEP'	MINT JULEP JUNIPER	24" HGT.	B&B	
40	SPI	SPIRAEA JAPONICA 'BIG BANG'	DOUBLE PLAY BIG BANG SPIREA	24" HGT.	B&B	
24	THJ	THUJA OCCIDENTALIS 'CONGABE'	FIRE CHIEF ARBORVITAE	24" HGT.	B&B	
44	THU	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24" HGT.	B&B	
12	VIB	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK BURKWOOD VIBURNUM	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
10	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
45	LIR	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	NO. 1	CONT.	
5	NEP	NEPETA FAASSEENNII	WALKER'S LOW CATMINT	NO. 1	CONT.	
145	PAN	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCHGRASS	NO. 2	CONT.	

NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS

LANDSCAPE CONCEPT ENLARGEMENTS



Ford & Associates

ARCHITECTS

figs 4-28-22

Agler Stelzer Shell Building

Columbus, Ohio 43219
January 27, 2022

Z21-087 Final Received 4/28/2022 Page 5 of 5

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
FEBRUARY 10, 2022**

- 9. APPLICATION:** **Z21-087**
Location: **3573 AGLER RD. (43219)**, being 28.38± acres located on the south side of Agler Road, 875± feet west of Stelzer Road (520-143575 and 3 others; Northeast Area Commission).
Existing Zoning: AR-12, Apartment Residential, SR, Suburban Residential, R-1, Residential, and R, Rural Districts (Annexation pending on one parcel).
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Industrial or commercial uses.
Applicant(s): Keith Massa; Schottenstein Property Group; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): The Applicant.
Planner: Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

- This application was tabled at the January 2022 Development Commission meeting to allow more time for the applicant to resolve staff comments and for the pending traffic impact study to be completed. The 28.38± acre site consists of four undeveloped parcels in the AR-12, Apartment Residential, SR, Suburban Residential, R-1, Residential, and R, Rural district, with annexation pending on the parcel which fronts on Stelzer Road. The requested L-M, Limited Manufacturing District will permit office and warehouse development.
- North of the site are single-unit dwellings in the PUD-8, Planned Unit Development District, an apartment complex in the AR-1, Apartment Residential District, and a gas utility building in the L-C-4, Limited Commercial District. To the east are single unit dwellings and a church in the Rural District in Mifflin Township. To the east across Stelzer Road are undeveloped platted lots in the Urban Residential District in Mifflin Township. To the west and south is office/warehouse development in the L-M, Limited Manufacturing District, and undeveloped land pending zoning to the L-M, Limited Manufacturing District with Rezoning Application #Z21-049.
- The site is subject to the I-670 Graphics Control overlay and is located within the boundaries of the *Port Columbus Joint Economic Development Strategy* (2008), which recommends “Office” land uses for this location. The site is also located within the boundaries of the *Northeast Area Plan* (2007), which recommends “Office-Light Industrial” land uses for this location. The *Northeast Area Plan* design guidelines recommend the inclusion of street trees in all new developments, and landscaped screening of parking lots abutting roadways if parking cannot be relocated from in front of the building. Staff continues to request the row of parking fronting Agler Road be relocated to the south and hidden from view of the roadway. If such a revision is not feasible, staff notes the street trees and landscape screening along Agler Road, which

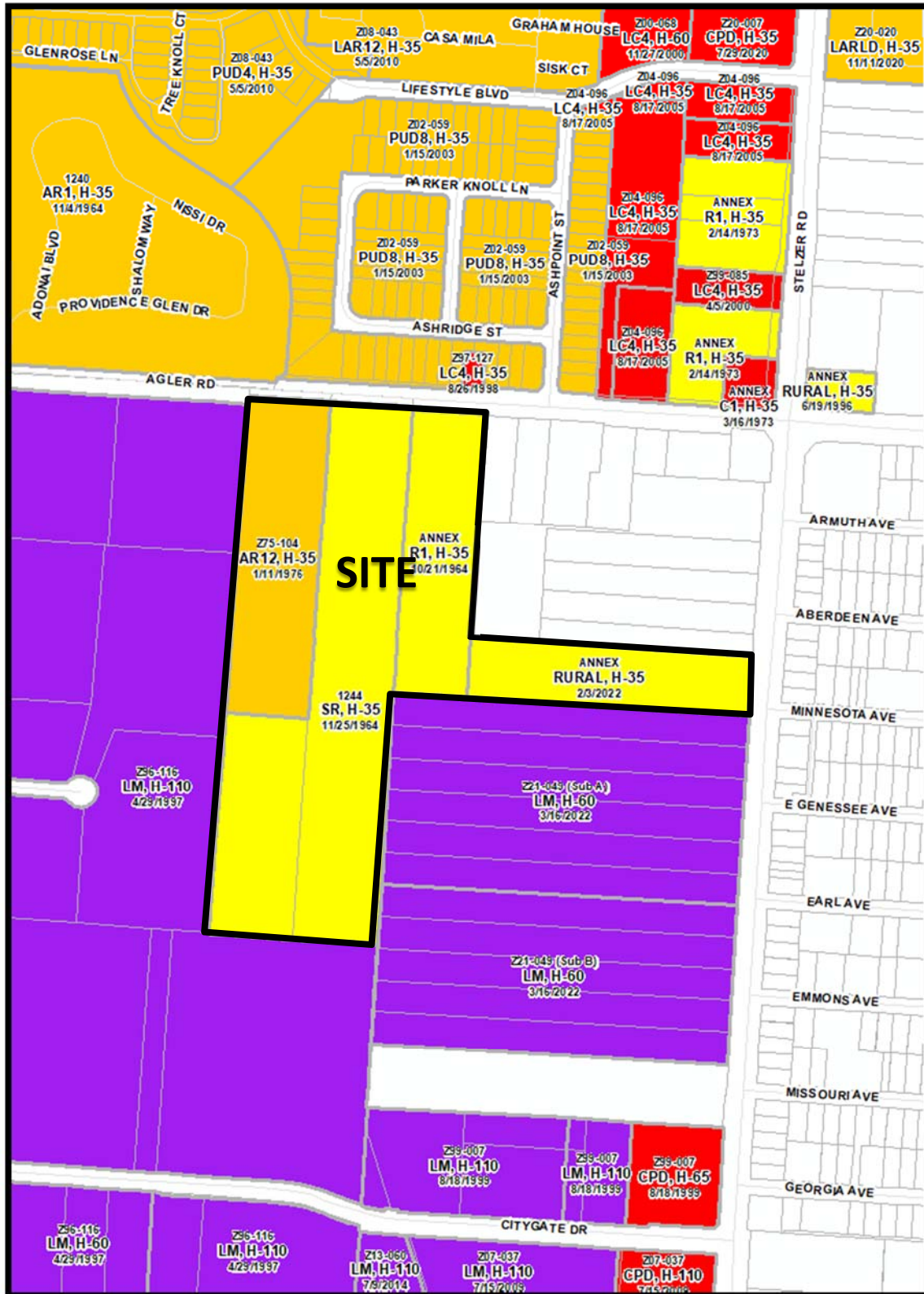
has been supplemented with ornamental grasses consistent with the Plan's landscaping guidelines (p 17). Staff notes and is in support of the sidewalk along the Agler Road frontage, and requests the applicant coordinate with the Department of Public Service to determine whether a sidewalk or shared use path is the most appropriate pedestrian facility. Lastly, staff has reviewed building elevations to confirm consistency with the Plan's design guidelines.

- The limitation text proposes all commercial and less objectionable manufacturing uses, and includes development standards addressing site access and lot coverage, with commitments to develop the site in accordance with the submitted site and landscaping plans and building elevations.
- Concurrent CV21-112 proposes parcel lines to divide parking spaces, maneuvering areas, and loading spaces, headlight screening to be within the Agler Road right-of-way, and a reduced parking setback line from 25 feet to one foot. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the boundaries of the Northeast Area Commission whose recommendation had not been received at the time this report was finalized.
- At the time this Staff Report was finalized, a traffic access study has been resubmitted but has not yet been reviewed. The Division of Traffic Management supports the application being considered by the Development Commission conditioned on the potential need to restrict eastbound left turns at the proposed access point to Stelzer Road during the PM peak hours to be determined once review of the revised traffic access study is completed.
- The *Columbus Multimodal Thoroughfare Plan* identifies these portions of Agler Road and Stelzer Road as Suburban Commuter Corridors with 120 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: *Approval.

The requested L-M, Limited Manufacturing District will allow commercial or industrial development with that is compatible with the Plan recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. The proposal incorporates street trees, frontage landscaping, and building elevations consistent with by the *Northeast Area Plan* design guidelines. The City Departments recommendation will be updated to approval upon an approved traffic access study with the necessary traffic-related commitments added to the limitation text and/or reflected on the site plan to the satisfaction of the Division of Traffic Management.

*The traffic impact study has been approved and no additional commitments were required.



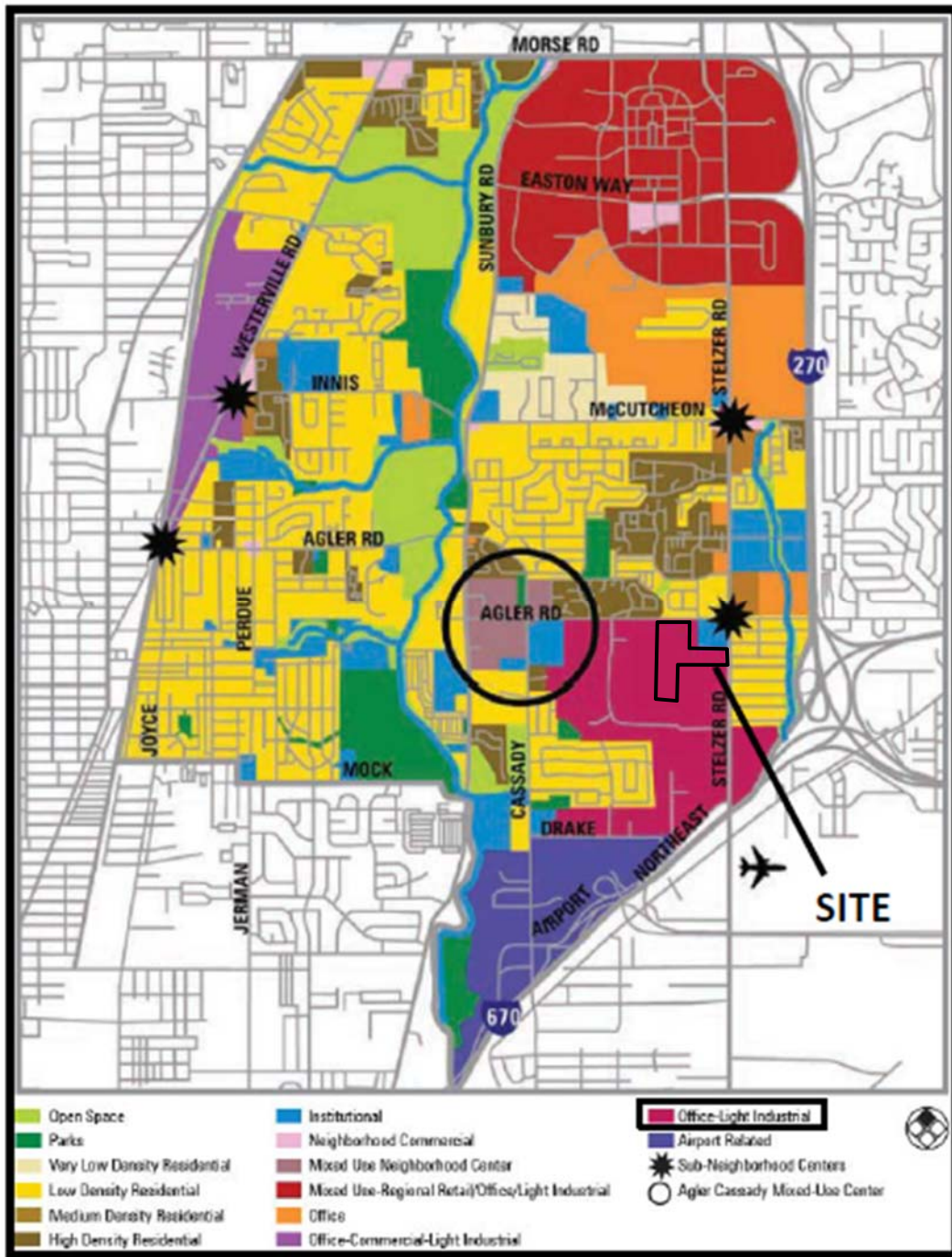
Z21-087

3573 Agler Rd.

AR-12, SR, R-1 & R to L-M

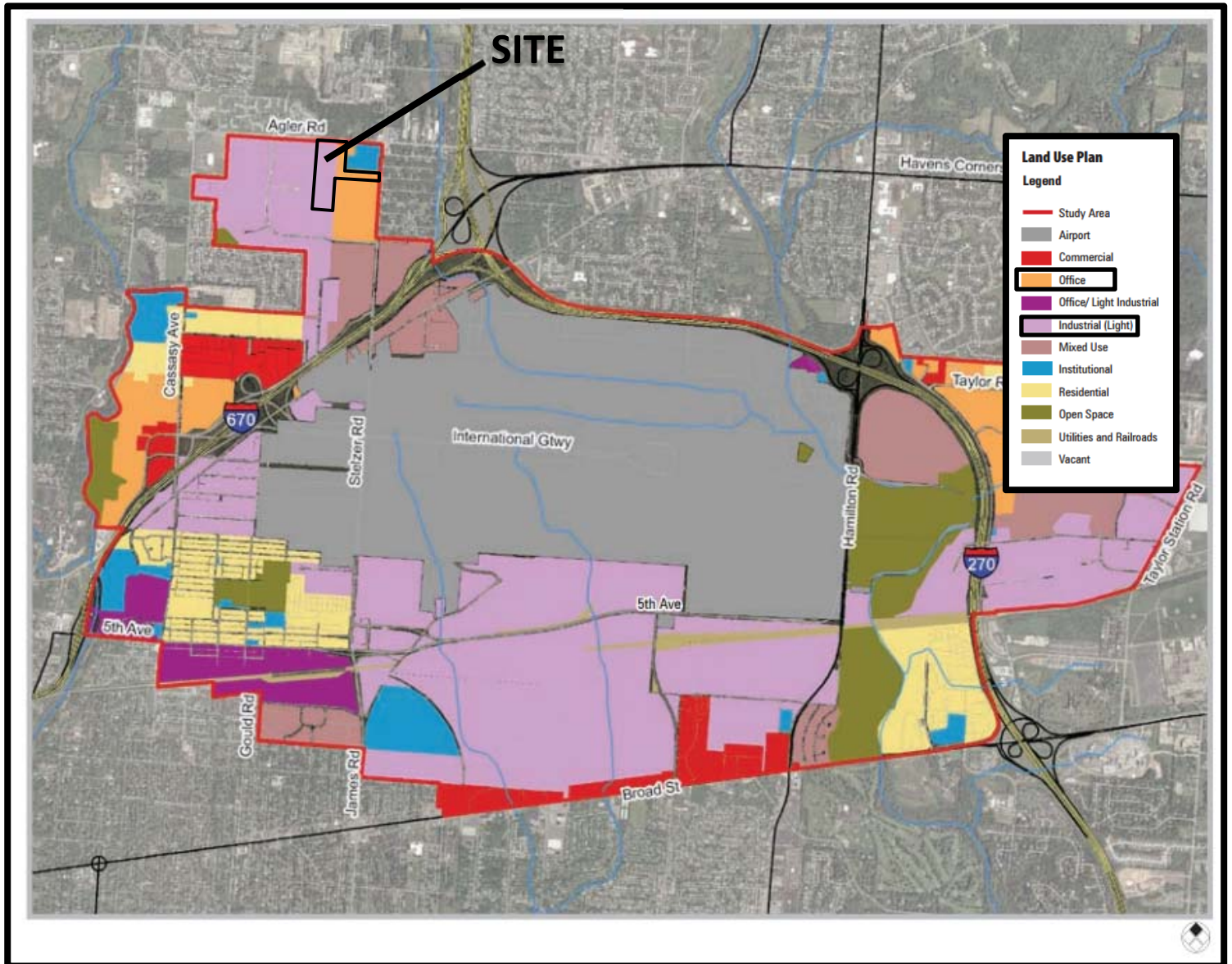
Approximately 28.38 acres

Northeast Area Plan (2007)



Z21-087
3573 Agler Rd.
AR-12, SR, R-1 & R to L-M
Approximately 28.38 acres

Port Columbus Joint Economic Development Strategy (2008)



Z21-087
3573 Agler Rd.
AR-12, SR, R-1 & R to L-M
Approximately 28.38 acres



Z21-087
3573 Agler Rd.
AR-12, SR, R-1 & R to L-M
Approximately 28.38 acres

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: Z21-087

Address: 3573 Agler Rd

Group Name: Northeast Area Commission

Meeting Date: January 6, 2022

Specify Case Type:

☐ BZA Variance / Special Permit

☐ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

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

☒ Approval

☐ Disapproval

NOTES:

Both NEA plan and Port Columbus Economic Dev. Strategy Plan identified office/light industrial use for these parcels. We are in support of the L-M requested zoning with those uses permitted in Sections 3363.01 through 3363.08 (less objectionable manufacturing uses) provided that adult entertainment establishment & an adult store shall not be permitted.

Vote:

Signature of Authorized Representative:

6/6 approval

Elenora Moore, Commissioner

SIGNATURE

Northeast Area Commission

RECOMMENDING GROUP TITLE

614-519-2195

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
MAIL to: Columbus, Department of Building & Zoning Services, 111 N. Front St, Columbus, OH 43215.

Rezoning Application

111 N Front Street, Columbus, Ohio 43215
 Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-087

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) David Hodge

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio

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)

1. Schottenstein Property Group 4300 East Fifth Avenue Columbus, Ohio 43219 <i>(75 employees)</i>	2. NIAM Stelzer Road LLC 4300 East Fifth Avenue Columbus, OH 43219
3. Trustees Agler Rd. Parcel #2 LLC P.O. Box 24550 Columbus, OH 43224	4. Trustees Agler Rd. Parcel #3 LLC P.O. Box 24550 Columbus, OH 43224

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT *David Hodge*

Sworn to before me and signed in my presence this *5th* day of *May*, in the year *2022*

Eric J. Zartman
 SIGNATURE OF NOTARY PUBLIC

N/A
 My Commission Expires

Notary Seal Here

Eric J. Zartman, Attorney At Law
NOTARY PUBLIC-STATE OF OHIO
 My Commission Has No Expiration Date
 Sec. 147.03.R.C.

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