



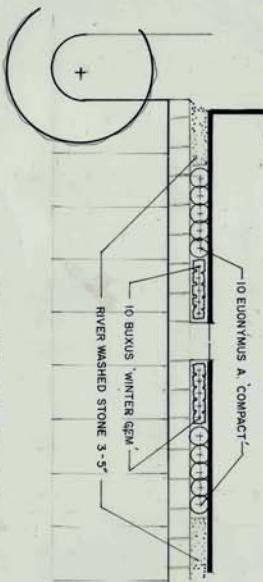
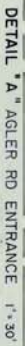
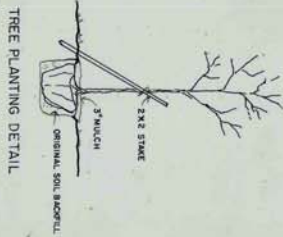
C200

SITE PLAN			
DATE:	MARCH 2023	DRAWN BY:	AM
DWG SCALE:	1"=60'	CHECKED BY:	BA
PROJECT NO:			327-72
APPROVED BY:			BA

**SCHOTTENSTEIN
PROPERTY GROUP
AGLER/STELZER DEVELOPMENT
CITY OF COLUMBUS
FRANKLIN COUNTY, OHIO**

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.ccecinc.com

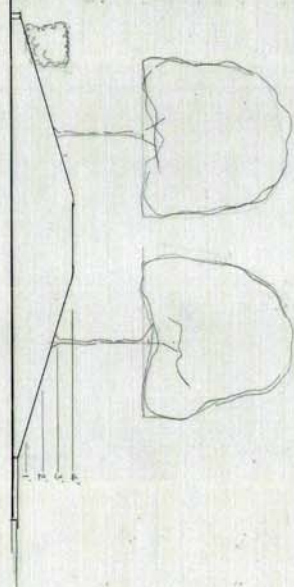
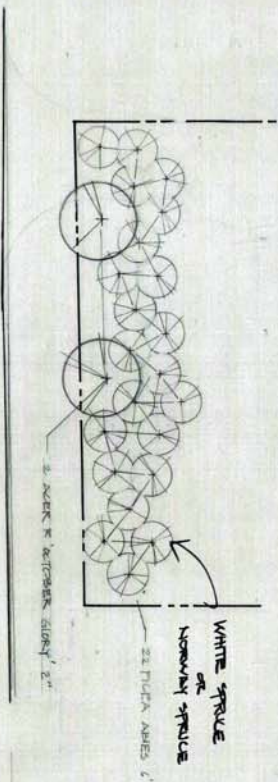
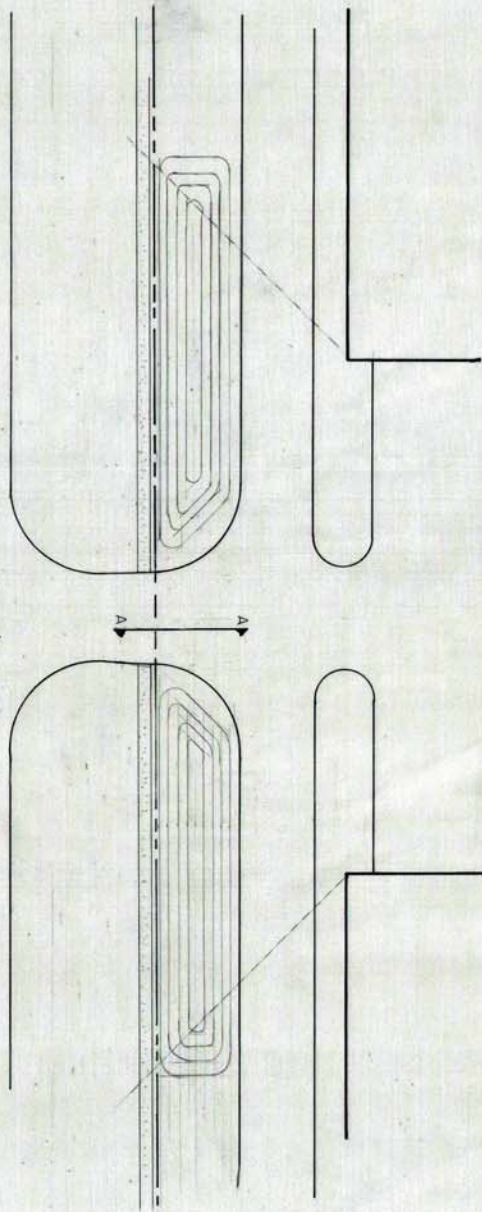
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
DETAIL "B" TYP. BLD. ENTRY 1" = 10'



See York April 7, 2023



Final Landscape Plan Received 4/7/23 Sheet 2 of 2 Z23-003

	BOZZACCO CO., INC. LANDSCAPE ARCHITECTURE
505 LONDON RD. BIRMINGHAM, OHIO 43015 PH: (614) 204-1288	AGLER/STELZER DEVELOPMENT AGLER RD COLUMBUS, OHIO
DATE: 1/16/23	DRAWN BY:
LANDSCAPE PLAN SHEET L-2	

[illegible]

SHELL BUILDING MATERIAL FINISH KEY

SHELL BUILDING MATERIAL FINISH KEY

ATERIAL FINISH KEY

COLOR LEGEND	
P-1	TEXTURED ACRYLIC COATING GREEN HILLIARS MATCH COLOR TO "1638" ZINC BATE
P-2	TEXTURED ACRYLIC COATING GREEN HILLIARS MATCH COLOR TO "1661" CRIMSCAPE

P-2
SHERWIN WILLIAMS
MATCH COLOR SW #0667 "CITYSCAPE"

CHERON WILLIAMS
MATCH COLOR SW 1061 "CITYSCAPE"

DATE	DESCRIPTION	AMOUNT	CHECK NO.
10/1/10	1000 DE A/C	1000.00	
10/2/10	1000 DE A/C	1000.00	
10/3/10	1000 DE A/C	1000.00	
10/4/10	1000 DE A/C	1000.00	
10/5/10	1000 DE A/C	1000.00	
10/6/10	1000 DE A/C	1000.00	
10/7/10	1000 DE A/C	1000.00	
10/8/10	1000 DE A/C	1000.00	
10/9/10	1000 DE A/C	1000.00	
10/10/10	1000 DE A/C	1000.00	
10/11/10	1000 DE A/C	1000.00	
10/12/10	1000 DE A/C	1000.00	
10/13/10	1000 DE A/C	1000.00	
10/14/10	1000 DE A/C	1000.00	
10/15/10	1000 DE A/C	1000.00	
10/16/10	1000 DE A/C	1000.00	
10/17/10	1000 DE A/C	1000.00	
10/18/10	1000 DE A/C	1000.00	
10/19/10	1000 DE A/C	1000.00	
10/20/10	1000 DE A/C	1000.00	
10/21/10	1000 DE A/C	1000.00	
10/22/10	1000 DE A/C	1000.00	
10/23/10	1000 DE A/C	1000.00	
10/24/10	1000 DE A/C	1000.00	
10/25/10	1000 DE A/C	1000.00	
10/26/10	1000 DE A/C	1000.00	
10/27/10	1000 DE A/C	1000.00	
10/28/10	1000 DE A/C	1000.00	
10/29/10	1000 DE A/C	1000.00	
10/30/10	1000 DE A/C	1000.00	
10/31/10	1000 DE A/C	1000.00	

DATE	DESCRIPTION	AMOUNT	CHECK NO.
10/1/10	1000 DE A/C	1000.00	
10/2/10	1000 DE A/C	1000.00	
10/3/10	1000 DE A/C	1000.00	
10/4/10	1000 DE A/C	1000.00	
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10/9/10	1000 DE A/C	1000.00	
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10/11/10	1000 DE A/C	1000.00	
10/12/10	1000 DE A/C	1000.00	
10/13/10	1000 DE A/C	1000.00	
10/14/10	1000 DE A/C	1000.00	
10/15/10	1000 DE A/C	1000.00	
10/16/10	1000 DE A/C	1000.00	
10/17/10	1000 DE A/C	1000.00	
10/18/10	1000 DE A/C	1000.00	
10/19/10	1000 DE A/C	1000.00	
10/20/10	1000 DE A/C	1000.00	
10/21/10	1000 DE A/C	1000.00	
10/22/10	1000 DE A/C	1000.00	
10/23/10	1000 DE A/C	1000.00	
10/24/10	1000 DE A/C	1000.00	
10/25/10	1000 DE A/C	1000.00	
10/26/10	1000 DE A/C	1000.00	
10/27/10	1000 DE A/C	1000.00	
10/28/10	1000 DE A/C	1000.00	
10/29/10	1000 DE A/C	1000.00	
10/30/10	1000 DE A/C	1000.00	
10/31/10	1000 DE A/C	1000.00	

Shell Building 'A'
3573 Agler Road Building A
Columbus, Ohio 43219

Schottenstein Property Group
4300 E 8th Avenue, Columbus, Ohio 43219

See Logbook April 7, 2023

[illegible]

SHELL BUILDING MATERIAL FINISH KEY

SYMBOL LEGEND

COLOR LEGEND	
P-1	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR TO "A636" TRIMCO WHITE
P-2	TEXTURED ACRYLIC COATING SHERWIN WILLIAMS MATCH COLOR TO "6661" CITRESCAPE

[illegible]

Shell Building 'A'
3573 Agler Road Building A
Columbus, Ohio 43219

Schottenstein Property Group
4300 E 8th Avenue, Columbus, Ohio 43219

**STAFF REPORT
DEVELOPMENT COMMISSION
SPECIAL ZONING MEETING
CITY OF COLUMBUS, OHIO
APRIL 13, 2023**

- 2. APPLICATION: Z23-003**
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: L-M, Limited Manufacturing District.
Request: L-M, Limited Manufacturing District (H-35).
Proposed Use: Limited manufacturing and commercial development.
Applicant(s): Keith Massa; Schottenstein Property Group; c/o David Hodge, Atty.; 8000 Walton Parkway, Suite 260; New Albany, OH 4305.
Property Owner(s): The Applicant.
Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 28.38± acre site consists of four undeveloped parcels that were zoned to the L-M, Limited Manufacturing by Ordinance #1342-2022 (Z21-087) in 2022. The existing L-M district included a commitment to development site in accordance to a submitted site plan. The applicant has made changes to the proposed layout of the buildings and landscaping commitments, requiring a new L-M district.
- 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. East of the site are single unit dwellings and a religious facility in the Rural District in Mifflin Township, and across Stelzer Road are undeveloped lots in the Urban Residential District in Mifflin Township. West and south of the site are office/warehouse developments in the L-M, Limited Manufacturing District.
- Concurrent CV23-006 proposes parcel lines to divide parking spaces, maneuvering areas, and permits required parking spaces and loading spaces to be located on separate parcels from the use they serve. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- 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 site is located within the boundaries of the Northeast Area Commission whose recommendation had not yet been received when this report was written.

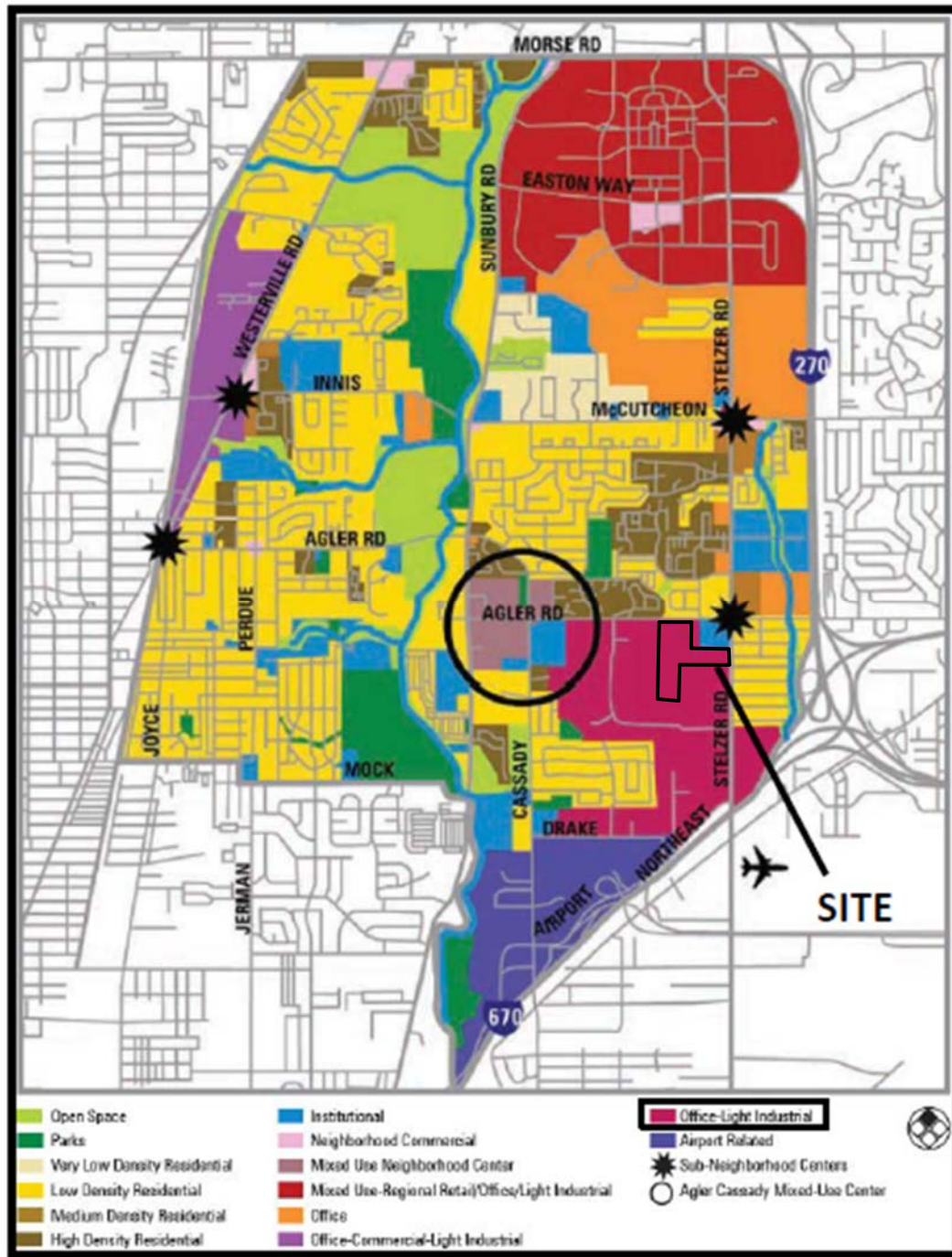
- The limitation text proposes all commercial and less objectionable manufacturing uses, and includes supplemental development standards addressing lot coverage, site access, and parking arrangements, with commitments to develop the site in accordance with the submitted site plans, landscaping plan, and building elevations.
- The *Columbus Multimodal Thoroughfare Plan* (2019) identifies these portions of Agler Road and Stelzer Road as Suburban Commuter Corridors requiring 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 land use recommendations of both the *Northeast Area Plan* and the *Port Columbus Joint Economic Development Strategy*. The applicant has provided site plans, a landscape plan, and building elevations that are generally consistent with both Plan's design guidelines, specifically with the addition of the sidewalk along Agler Road, the placement of parking spaces in the rear of Building #2, and limiting traffic access to Agler Road only. The requested L-M district does not add any new uses to what was already approved by Ordinance #1342-2022 (Z21-087) at this location.

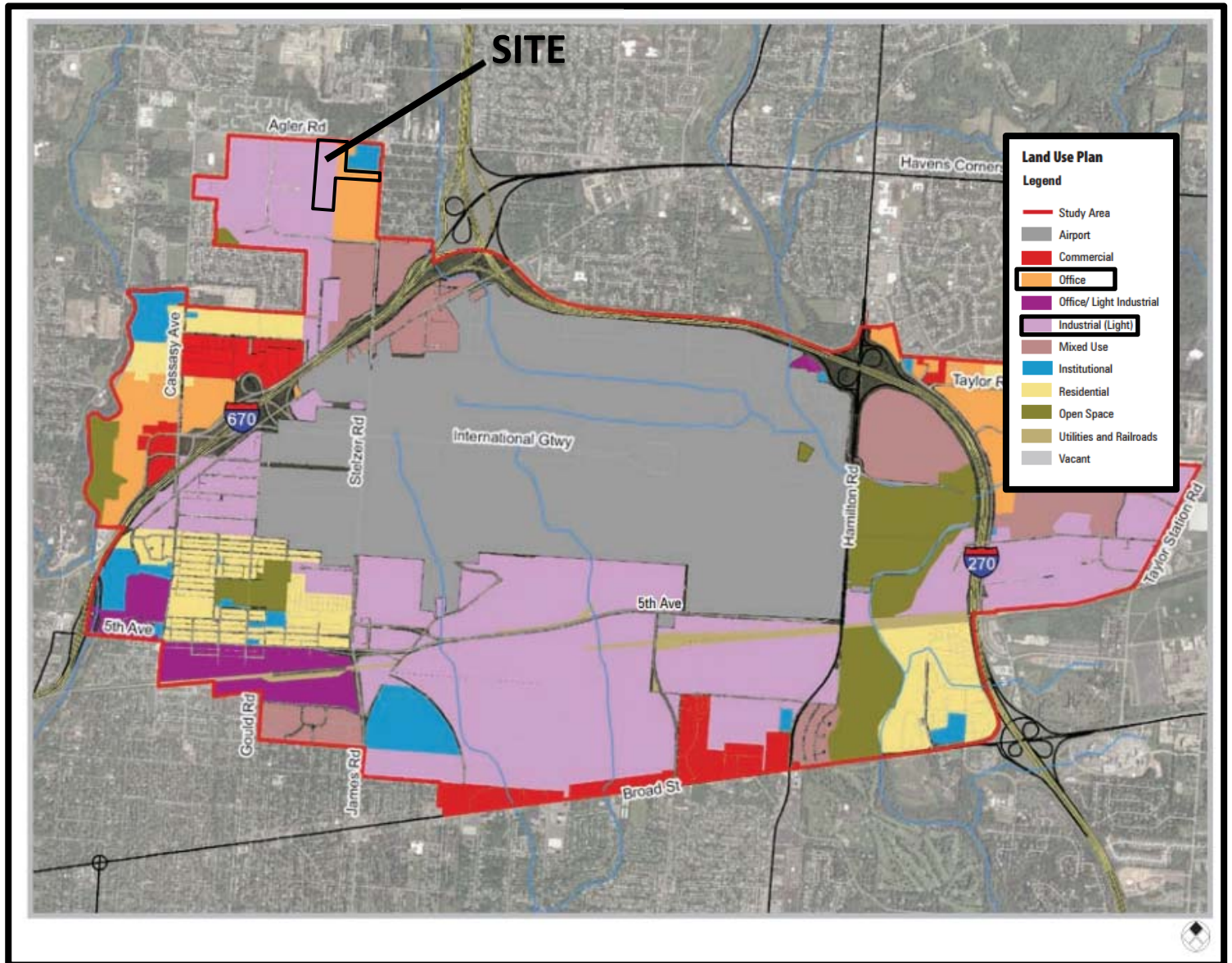
Z23-003
3573 Agler Rd.
L-M to L-M
Approximately 28.38 acres

Northeast Area Plan (2007)



Z23-003
3573 Agler Rd.
L-M to L-M
Approximately 28.38 acres

Port Columbus Joint Economic Development Strategy (2008)



Z23-003
3573 Agler Rd.
L-M to L-M
Approximately 28.38 acres



Z23-003
3573 Agler Rd.
L-M to L-M
Approximately 28.38 acres

Standardized Recommendation Form

111 N Front Street, Columbus, Ohio 43215

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

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
 (PLEASE PRINT)

Case Number Z23-003 & CV23-006

Address 3573 AGLER RD.

Group Name NORTHEAST AREA COMMISSION

Meeting Date April 6, 2023

Specify Case Type

☐ BZA Variance / Special Permit

☒ Council Variance

☒ Rezoning

☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

☒ Approval

☐ Disapproval

LIST BASIS FOR RECOMMENDATION:

Applicant requesting rezoning and variance to develop site for warehouse, distribution, and office use. Requests technical variance to accommodate inability to combine parcels with different tax districts post-annexation.

The Northeast Area commission approves and submits that zoning requirements have been observed and granting the requested rezoning and variances will not adversely affect neighborhood services. Applicant has agreed upon request to alter limitation text to not include marijuana dispensaries.

Vote 9 yes, 0 no

Signature of Authorized Representative *Chenae Moore, Commissioner*

Recommending Group Title Northeast Area Commission

Daytime Phone Number 614-519-2195

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 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 #: Z23-003

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) Eric Zartman

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	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 

Sworn to before me and signed in my presence this 24th day of January in the year 2023

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires 1-11-2026

Notary Seal Here



KIMBERLY R. GRAYSON
Notary Public, State of Ohio
My Commission Expires
01-11-2026

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