

COMMITTEE
ZONING

INTRODUCED BY
MICHAEL C. MENTEL

DATE OF FIRST READING
FEB 28 2000

COLUMBUS CITY COUNCIL

ORIGINAL
0403-00

Ordinance No. _____
Resolution No. _____
30 Day _____ Emergency _____

I Certify Compliance With Title 39

As Of (Date) _____

Authorized Signature

CITY ATTORNEY: This ordinance has been reviewed by the City Attorney's Office as to its form and legality only.

By: _____ Date: _____

FLOOR ACTION
(Clerks Office Only)

MAR 06 2000 P 7-0

AUDITOR'S CERTIFICATE

I hereby certify that there is in the treasury, or anticipated to come into the treasury, and not appropriated for any other purpose, the amount of money specified hereon, to pay the within ordinance.

Date: _____ No.: _____

Fd No.: _____ Div. No.: _____ Ch. _____

By: _____ Amt: _____

City Auditor or Deputy Auditor

what am I supposed to do?
EXPLANATION OF LEGISLATION

CITY COUNCIL
CITY HALL
COLUMBUS, OHIO

Rezoning Application Z99-085

HONORABLE MEMBERS OF COUNCIL:

The attached legislation is submitted for Council action.

cease the vote immediately

APPLICANT: Synergy Capital Co. Ltd.; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.

PROPOSED USE: Commercial development.

NORTHEAST AREA COMMISSION RECOMMENDATION: Approval.

DEVELOPMENT COMMISSION RECOMMENDATION: Approval (5-1) on November 11, 1999.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The site is part of a larger area at the northwest corner of Agler and Stelzer roads which the *Northeast Area Plan* identifies as appropriate for retail commercial uses. The submitted limitation overlay text continues the use restrictions and development standards established by the L-C-4 district adjacent to the west. The site will be developed in conjunction with that adjacent L-C-4 district as a part of an overall development plan. This proposal is consistent with surrounding zoning and the projected development pattern of the area.

*RCM cp
2/16/00*

Richard Makley, 645-1983
Building and Development Services

Contact: For Questions - Phone
on this Legislation

Richard W. Clark, M.P.
Approved (Division Head) 2/17/00

Michael D. Baker
Approved (Department Head)

TITLE (BRIEF DESCRIPTION)

To rezone 3642 AGLER ROAD (43219), being 7.7± acres located on the north side of Agler Road, 310± feet west of Stelzer Road, From: R, 1, Residential District, To: L-C-4, Limited Commercial District.

Michael D. Baker
SIGNER DATE 3/7/00
Michael D. Baker
RETO DATE

COUNCIL ACTION
MAR 06 2000
DATE PASSED/ADOPTED

Michael D. Baker
PRESIDENT OF COUNCIL
Thomas J. Quinlan
CITY CLERK

WHEREAS, application #Z99-085 is on file with the Building and Development Services Section of The Department of Trade and Development requesting rezoning of 7.7± acres from R-1, Residential District, to L-C-4, Limited Commercial District; and

WHEREAS, the Development Commission recommends Approval of said zoning change; and

WHEREAS, the Northeast Area Commission recommends Approval of said zoning change; and

WHEREAS, the City Departments recommend Approval of said zoning change because the site is part of a larger area at the northwest corner of Agler and Stelzer roads which the *Northeast Area Plan* identifies as appropriate for retail commercial uses. The submitted limitation overlay text continues the use restrictions and development standards established by the L-C-4 district adjacent to the west. The site will be developed in conjunction with that adjacent L-C-4 district as a part of an overall development plan. This proposal is consistent with surrounding zoning and the projected development pattern of the area, now, therefore:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

Section 1. That the Zoning Map attached to Ordinance No. 1620-77, passed September 19, 1977, and as subsequently amended be, and the same is hereby revised by changing the zoning of the property as follows:

3642 AGLER ROAD (43219), being 7.7± acres located on the north side of Agler Road, 310± feet west of Stelzer Road, and being more particularly described as follows:

LEGAL DESCRIPTION

Situated in the State of Ohio, County of Franklin, City of Columbus, being located in Quarter Township 2, Township 1, Range 17, United States Military Lands and being described as follows:

Beginning for reference at the centerline intersection of Agler Road and Stelzer Road;

Thence North 86° 25' 16" West, along the centerline of said Agler Road, a distance of 373.88 feet to a point;

Thence North 03° 52' 57" East, a distance of 35.00 feet to a point in the northerly right-of-way line of said Agler Road, being the southwesterly corner of that tract as conveyed to Virginia M. Baker by deed of record in Official Record 12339A03, and being the True Point of Beginning for the tract herein intended to be described;

Thence North 86° 25' 16" West, along said northerly right-of-way line, a distance of 223.64 feet to a point in the easterly line of that 101.254 acre tract as conveyed to Synergy Capital Co. Ltd. by deed of record in Instrument Number 199905140123044;

Thence North 03° 26' 48" East, along said easterly line, and an easterly line of that 3.923 acre tract as conveyed to Residences At Town Center Associates Ltd. by deed of record in Instrument Number 199902260048933, a distance of 952.65 feet to a corner in said 3.923 acre tract;

Thence along the southerly line of said 3.923 acre tract, the following courses and distances:

South 86° 09' 31" East, a distance of 224.32 feet to a point;

North 03° 56' 28" East, a distance of 65.01 feet to a point; and

South 86° 34' 13" East, a distance of 343.86 feet to a point in the westerly right-of-way line of said Stelzer Road;

Thence South 03° 31' 40" West, along said right-of-way line, being 30 feet westerly from and parallel to said centerline, a distance of 237.30 feet to a point in the northerly line of that tract as conveyed to Winston W. White by deed of record in Official Record 10310H05;

Thence North 86° 32' 22" West, along the northerly line of said White tract, a distance of 343.14 feet to the northwesterly corner of said White tract;

Thence South 03° 07' 47" West, along the westerly line of said White tract, and the westerly line of those tracts as conveyed to Orville Q. and Virginia L. Jones by deed of record in Deed Book 1732, Page 480 and Susan A. Demers by deed of record in Deed Book 3759, Page 822, a distance of 327.14 feet to an angle point in said Demers tract;

Thence South 03° 52' 57" West, continuing along said westerly line, a distance of 21.77 feet to the southwestly corner of said Demers tract;

Thence South 86° 29' 41" East, along the southerly line of said Demers tract, a distance of 336.00 feet to a point in the westerly right-of-way line of said Stelzer Road;

Thence South 03° 31' 40" West, along said westerly right-of-way line, a distance of 115.82 feet to a point in the northerly line of said Baker tract;

Thence North 86° 29' 41" West, along said northerly line, a distance of 336.71 feet to the northwesterly corner of said Baker tract;

Thence South 03° 52' 57" West, along the westerly line of said Baker tract, a distance of 314.80 feet to the True Point of Beginning and containing 7.70 acres of land, more or less.

To Rezone From: R-1, Residential District,
To: L-C-4, Limited Commercial District.

Section 2. That a Height District of Thirty-five (35) feet is hereby established on the L-C-4, Limited Commercial District on this property.

Section 3. That the Director of the Department of Trade and Development be, and he is hereby authorized and directed to make the said changes on the said original zoning map in the office of the Building and Development Services Section and shall register a copy of the approved L-C-4, Limited Commercial District and Application among the records of the Building and Development Services Section as required by Section 3370.03 of the Columbus City Codes; and text being titled, "**LIMITATION TEXT**," signed by Jeffrey L. Brown, Attorney for the Applicant, dated January 18, 2000, and reading as follows:

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4
PROPERTY ADDRESS: 3642 Agler Road
OWNER: Synergy Capital Co. Ltd., et al
APPLICANT: Synergy Capital Co. Ltd.
DATE OF TEXT: 1/18/00
APPLICATION NUMBER: Z99-085

INTRODUCTION: The subject site consists of approximately 7.7± acres and has frontage on Agler Road and Stelzer Road. The current zoning on the four properties is R-1, a single family residential district. The requested rezoning mirrors the L-C-4 granted by City Council in case Z97-127. The object of the application is to combine these subject tracts with the larger commercial zoned tracts to the north and west. The area requested for rezoning is filling in some of the areas omitted during the original application that rezoned approximately 330+/- acres for single family, multi-family and commercial uses under Z97-127.

- 1. PERMITTED USES:** The only uses permitted are those uses described in Columbus City Code Sections 3351.01(a) (C-1), 3353.01(a) and (d) (C-2), and 3355.01(a) (C-3) excepting therefrom electric substation, motel, hotel, motion picture theater, newspaper printing (off-premise graphics except for off premise graphics which are approved as part of a graphics plan by the Graphics Commission) theater, and trade school and permitting the following C-4, Commercial uses as specified in Section 3355.02:

Bowling alley
 Bicycle repair shop
 Clothes pressing and cleaning (employing not more than 3 persons and using non-flammable liquids)
 Fish market
 Garage repair (no outside storage of wrecked or non-operative motor vehicles shall be permitted)
 Job printing
 Laundry (employing not more than 3 persons)
 Nursing home
 Plumbing shop
 Supermarket
 Upholstery sales and shop

The following additional uses are prohibited: billboards and cellular towers.

2. **DEVELOPMENT STANDARDS:** Unless otherwise indicated in the text the applicable development standards are contained in Chapter 3355 (C-4, Commercial) of the Columbus City Code.
- A. Density, Height, Lot and/or Setback commitments.
1. The setback along Agler Road shall be twenty-five feet for parking and maneuvering.
 2. Height district is thirty-five (35) feet is measured per the Columbus City Code.
 3. No building shall be closer than 150 feet from the centerline of Agler Road.
 4. Setback from widened Stelzer Road shall be 100 feet (i.e. 160 foot distance from current centerline of Stelzer Road) for all buildings and 60 feet for parking/maneuvering areas.
- B. Access, Loading, Parking and/or other Traffic related commitments.
1. Prior to obtaining a zoning clearance the property owner shall dedicate at no cost to the City of Columbus fifty feet and sixty feet from centerline of Agler Road and Stelzer Road respectively as additional right-of-way.
 2. No development shall occur within this site until such time that the 5-lane improvement of the Stelzer Road-Agler intersection is under contract for construction. This traffic restriction may be modified or eliminated with the approval of the Division of Traffic Engineering of the City of Columbus and the Franklin County Engineer.
 3. If required by the applicable governmental authority, a left turn lane shall be installed on Stelzer Road at its intersection with the proposed public street north of Subarea 2 (as designated in Case Z97-127).
- C. Buffering, Landscaping, Open space and/or Screening commitments.
1. Within the parking and maneuvering setback area along Agler Road, and Stelzer Road, one tree for every thirty feet of frontage shall be planted. Trees may be grouped or evenly spaced along Agler Road and Stelzer Road.
 2. All parking lots adjacent to Agler Road, or Stelzer Road shall have headlight screening of minimum thirty (30) inches height parallel to such road frontage as measured from the elevation of the nearest section of the adjacent parking area.
 3. Loading areas shall be screened by opaque material and/or structures and/or landscaping from off-site views to a minimum height of six (6) feet.
 4. If an adjacent property is zoned single family residential at the time of development, then beginning at the parking setback line of this site the developer shall install a row of evergreen trees fifteen feet on center along the entire length of the single family property line. Said evergreen trees shall be a minimum height of 5 feet at installation.

5. Landscaping shall be maintained in a healthy condition and dead material shall be replaced with new landscaping which meets the size requirements contained in the text within 6 months weather permitting.
 6. Minimum tree sizes at installation: deciduous 2 inch caliper; ornamental 1 inch caliper and evergreens four feet. Tree caliper is measured 6 inches from the ground.
- D. Building design and/or Interior-Exterior treatment commitments.
1. The building elevation of any building facing residentially zoned property shall not contain any exposed concrete block. The restriction shall not prohibit the use of split face block in said building elevation.
- E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.
1. Dumpsters shall be screened on three sides by a solid fence, wall, building and/or landscaping to a minimum height of six (6) feet with the fourth side being a gate.
 2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (except a garden center).
 3. All external outdoor lighting shall be cut-off fixtures (down lighting) except that the building and landscaping may be uplighted, provided that landscape lighting does not spill over into the public right-of-way.
 4. All external outdoor lighting fixtures in the subarea shall be from the same or a similar manufacturer's type to insure aesthetic compatibility.
 5. All external outdoor lighting to be used shall be from the same manufacturer type or and style to ensure aesthetic compatibility.
All light poles and standards shall be white, bronze or black in color.
 6. Parking lot lighting shall be no higher than 18 feet.
- F. Graphics and Signage commitments.
1. All signage and graphics shall conform to Article 15 of the Columbus City Graphic Code as it applies to the C-4 zoning district. Any variance to the sign requirements or a graphics plan shall be submitted to the Columbus Graphics Commission.
- G. Miscellaneous commitments
1. The developer shall install a sidewalk along the north side of Agler Road. A sidewalk shall be installed along the west side of Stelzer Road unless the sidewalk is included in the Stelzer Road improvement plan.
 2. At the time of submission for a certificate of zoning clearance the developer shall comply with the City's Parkland dedication ordinance by contributing cash on the basis of \$400/acre.

Section 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 11, 1999**

- 10. APPLICATION:** Z99-085 {99335-00000-00016}
Location: 3642 AGLER ROAD (43219), being 7.7± acres located on the north side of Agler Road, 310± feet west of Stelzer Road (Northeast Area Commission).
Existing Zoning: R-1, Residential District.
Request: L-C-4, Limited Commercial District.
Proposed Use: Commercial development.
Applicant(s): Synergy Capitol Co. Ltd.; c/o Jackson B. Reynolds III, Atty.; 37 West Broad Street, Suite 725; Columbus, Ohio 43215.
Property Owner(s): The applicant.

BACKGROUND:

- The site is currently developed with three single family dwellings and has frontage on both Agler and Stelzer roads. The site is bounded on the north and west by land zoned in the L-C-4, Limited Commercial District; on the east by single family dwellings developed in the R-1, Residential District and Stelzer Road; and on the south by commercial uses in the C-1, Commercial District and Agler Road.
- Across Stelzer Road to the east, and Agler Road to the south are single family dwellings in Mifflin Township. Commercial uses are developed at the northeast and southwest corners of Agler and Stelzer roads, also lying in Mifflin Township.
- The submitted limitation overlay text mirrors the use restrictions and design standards established in 1998 in the L-C-4 district (Z97-127) to the west and north. Staff and the Development Commission supported that rezoning. The site will be developed in conjunction with the adjacent L-C-4 district as a part of an overall development plan.
- The site is included in the Northeast Area Plan which recommends retail commercial as the most appropriate land use for this area.
- The site lies within the boundaries of the Northeast Area Commission, whose recommendation for approval is included in this report.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The site is part of a larger area at the northwest corner of Agler and Stelzer Roads which the Northeast Area Plan identifies as appropriate for retail commercial uses. The submitted limitation overlay text continues the use restrictions and development standards established by the L-C-4 district adjacent to the west. The site will be developed in conjunction with that adjacent L-C-4 district as a part of an overall development plan. This proposal is consistent with surrounding zoning and the projected development pattern of the area.

SUBJECT SITE

1180
SR
2-18-78

ANNEX
RI
2-14-78

207-127
LC4
8-28-78

ANNEX
RI
2-14-78

ANNEX
CI
2-14-78

ANNEX
R
2-19-78

275-104
ARI2
1-11-78

1244
SR
1-25-84

ANNEX
R
4-25-88

R
4-7-80

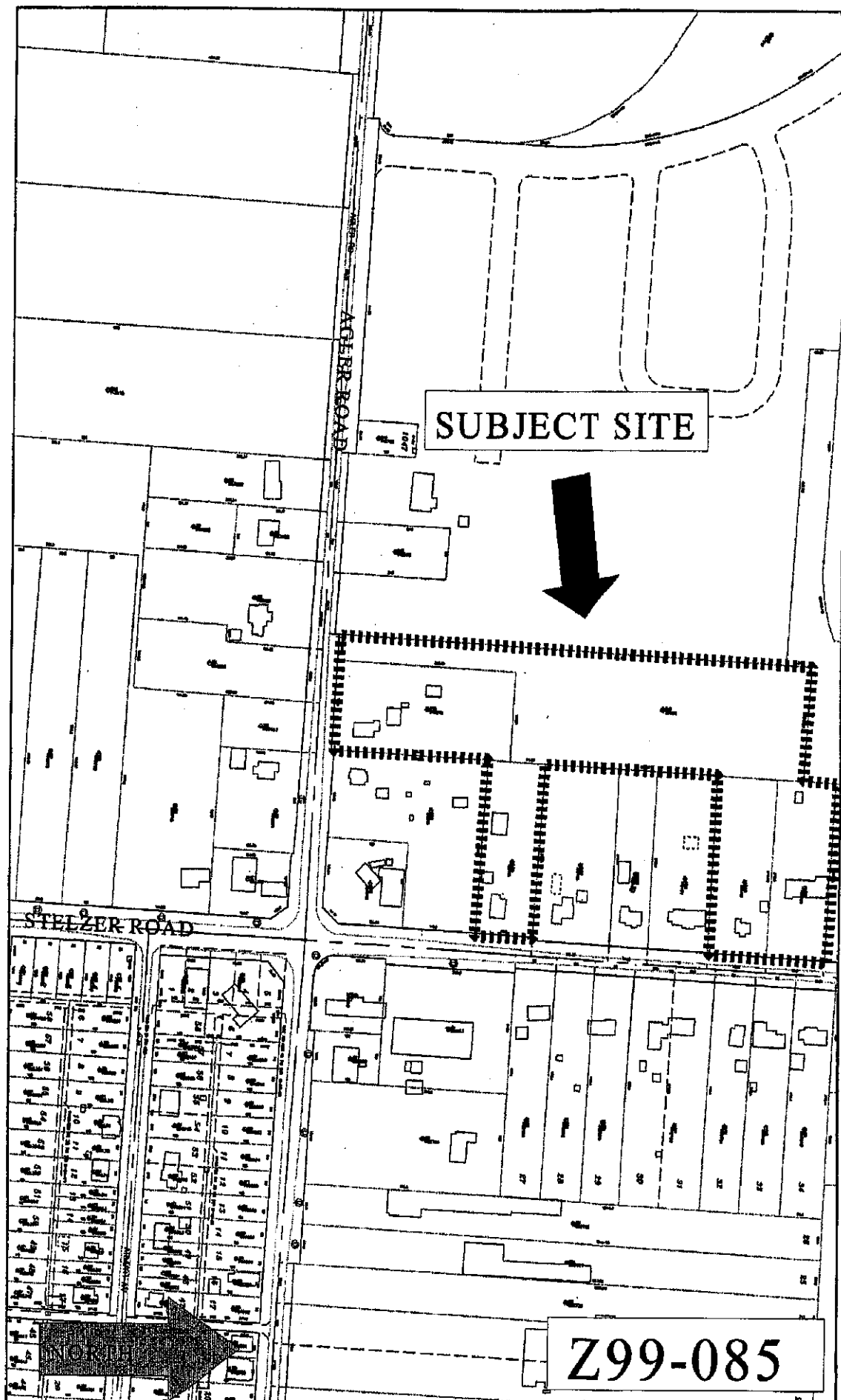
ANNEX
R
5-9-78

ANNEX
R
4-25-80

ANNEX
R
11-12-84

230-107
LM
2-14-78

Z99-085





NORTHEAST AREA COMMISSION

"Committed towards Community Development"

October 13, 1999

Mr. Chris Presutti
Rezoning
Department of Trade and Development
Development Regulation Division
757 Carolyn Avenue
Columbus, Ohio 43224

Dear Mr. Presutti:

Subject: Application #Z99-085; Synergy Capital Company; Request to
Rezone 6.9 +/- Acres Land Located at 3641 Agler Road to
L-C-4

The Northeast Area Commission, at a public meeting on October 7, 1999,
voted 9-0 to ~~recommend approval~~ of the above indicated application.

Sincerely,

Chester Carr, Chair
Zoning Committee
Northeast Area Commission
475-4312

P.O. Box 247581 Columbus, Ohio 43224 Telephone: (614) 672-7390



PROJECT DISCLOSURE STATEMENT

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

APPLICATION # 299085

Being first duly cautioned and sworn (NAME) Jeffrey L. Brown
of (COMPLETE ADDRESS) Smith & Hale, 37 W. Broad St., Suite 725, Columbus, OH 43215
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
<u>Northside Church of God Inc.,</u>	<u>PO Box 15294, Columbus, OH 43215</u>
<u>Synergy Capital Co. Ltd.,</u>	<u>37 West Broad Street, Suite 725, Columbus OH 43215</u>
<u>Clinton roese,</u>	<u>2422 Stelzer Road, Columbus Ohio 43215</u>

SIGNATURE OF AFFIANT *Jeffrey L. Brown*

Subscribed to me in my presence and before me this 1st day of October, in the year 1999

SIGNATURE OF NOTARY PUBLIC *Betsy B. Gaiters*

My Commission Expires: _____



Notary Seal Here

LIMITATION TEXT

PROPOSED DISTRICT: L-C-4

PROPERTY ADDRESS: 3642 Agler Road

OWNER: Gamma Columbus II, LLC

APPLICANT: Bradford Schools, Inc.

DATE OF TEXT: 5/16/05

APPLICATION NUMBER: Z04-096

INTRODUCTION: The current zoning is L-C-4 and the zoning application modifies the uses to reflect the current zoning classification and permits a trade school, as defined below, on the subject site. The applicant has established an educational facility to the north and wants to expand its facility.

1. PERMITTED USES: The only uses permitted are those uses described in Columbus City Code Sections 3351.03 (C-1), 3353.03 (C-2), 3355.03(C-3) (B) and permitting the following C-4, Commercial uses as specified in Section 3356.03:

- a. Cafes, Delicatessens and Restaurant (2,000 square feet or less)
- b. Florists
- c. Rooftop telecommunications - (screened from view)
- d. Administrative and Support Services
- e. HMO Medical Center (Urgent Care)
- f. Kidney Dialysis Center
- g. Physical, Occupational & Speech Therapist and Audiologist
- h. Human Resources and Executive Search Consulting Services
- i. Management Consulting, Public Opinion Polling and Research Services
- j. Educational Facility, Business, Computer, Management and Training Facilities
- k. Educational Facility, Professional, Secretarial, Technical and Trade Library
- l. Public Park and Recreation Center
- m. School (as defined in C.C. 3303)
- n. College
- o. Trade School- an institution of higher learning that provides vocational, technical, or professional instruction, with a focus on teaching skilled occupations, except that no truck driver or heavy equipment operator training, or construction trades (including welding) training or automotive service and repair training shall be permitted.
- p. Dwelling units may be located on the first floor; if a council variance request is approved for that use.

2. DEVELOPMENT STANDARDS: Unless otherwise indicated in the text the applicable development standards are contained in Chapter 3356 (C-4, Commercial) of the Columbus City Code.

A. Density, Height, Lot and/or Setback commitments.

1. The setback along Agler Road shall be twenty-five feet for parking and maneuvering. The setback from the internal east, west and south property lines of the subject site shall be 10 feet for parking and maneuvering and twenty-five (25) feet for buildings.

2. No building shall be closer than fifty (50) feet from Agler Road.

3. Setback from widened Stelzer Road shall be seventy-five (75) feet for all buildings and thirty (30) feet for parking/maneuvering areas.

B. Access, Loading, Parking and/or other Traffic related commitments.

1. Prior to obtaining a zoning clearance the property owner shall dedicate at no cost to the City of Columbus fifty (50) feet and ~~sixty (60) feet~~ from the centerline of Agler Road and ~~Stelzer Road, respectively, as additional right-of-way;~~ and shall dedicate forty-two (42) feet of right-of-way from the centerline of Stelzer Road and grant an eighteen (18) foot wide highway easement along its Stelzer Road frontage, for a total of sixty (60) feet (combined right-of-way and easement).

2. If required by the county or the city depending on who has jurisdiction, a left turn lane shall be installed on Stelzer Road at its intersection with the proposed public street north of Sub-area 2 (as designated in Case Z97-127).

3. The subject site shall have a right-in/right-out curb-cut to Agler Road; a right-in/right-out curb-cut to Stelzer Road and a full access curb-cut to Lifestyle Boulevard. These access points may be modified with the approval of the County Engineer.

break2

4. At the time of development the applicant shall pay the County Engineer \$25,000 for the proposed traffic signal at the intersection of Lifestyle Boulevard and Stelzer Road.

C. Buffering, Landscaping, Open space and/or Scening commitments.

1. Within the parking and maneuvering setback area along Agler Road, and Stelzer Road, one tree for every thirty (30) feet of frontage shall be planted. Trees may be groupd or evenlypaced aong Agler Rd and Stelzer Road.

2. All parking lots adjacent to Agler Road, or Stelzer Roshall have headlight screening of minimum thirty (30) inches height parallel to such road frontage as measured from the elevation of the nearest section of the adjacent parking area.

3. Loading areas shall be screened by wood fence and/or wall built of similar materials as used in the building from off-site views to a minimum height of six (6) feet. In addition there shall be landscaping installed along the perimeter of the site which meets the screening requirement of Section C.4 of this text to block the loading areas from off-site view from the adjacent single family zoned ground.

4. If an adjacent property is zoned single family residential at the time of development, then the developer shall install within the parking setback area a row of evergreen trees fifteen feet on center along the entire length of the single family property line adjacent to that portion of the subject site being developed. Said evergreen trees shall be a minimum height of five (5) feet at installation.

5. Landscaping shall be maintained in a healthy condition and dead material shall be replaced with new landscaping which meets the size requirements contained in the text within six (6) months weather permitting. The property owner shall maintain the balance of the undeveloped site by keeping the grass mowed on a regular basis.

6. Minimum tree sizes at installation: deciduous 2 ½ inch caliper; ornamental 1 ½ inch caliper and evergreens five (5) feet. Tree caliper is measured 6 inches from the ground.

D. Building design and/or Interior-Exterior treatment commitments.

1. The building elevation of any building facing residentially zoned property shall not contain any exposed concrete block or split face block. The restriction shall not prohibit the use of split face block in said building elevation as long as the split face block does not appear on a public street facing elevation. Bricks, glass, and EFIS may be used as building materials.

E. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments.

1. Dumpsters shall be screened on three sides by a solid fence, wall, building and/or landscaping to a minimum height of six (6) feet with the fourth side being a gate.
2. No materials, supplies, equipment or products shall be stored or permitted to remain on any portion of the parcel outside a permitted structure or opaque enclosure (except a garden center).
3. All external outdoor lighting shall be cut-off fixtures (down-lighting) except that the building and landscaping may be up-lighted, provided that landscape lighting does not spill over into the public right-of-way.
4. All external outdoor lighting fixtures in the sub-area shall be from the same or a similar manufacturer's type to insure aesthetic compatibility.
5. Parking lot lighting shall be no higher than eighteen (18) feet.

F. Graphics and Signage commitments

1. All signage and graphics shall conform to Article 15 of the Columbus City Graphic Code as it applies to the C-4 zoning district. Any variance to the sign requirements or a graphics plan shall be submitted to the Columbus Graphics Commission.
2. An on-site ground sign shall be a monument style sign with a maximum height of ten (10) feet.

G. Miscellaneous commitments

1. The developer shall install a sidewalk along the north side of Agler Road. A sidewalk shall be installed along the west side of Stelzer Road unless the sidewalk is included in the Stelzer Road improvement plan. The developer shall install a sidewalk along the south side of Lifestyle Boulevard.
2. At the time of submission for a certificate of zoning clearance the developer shall comply with the City's Parkland dedication ordinance by contributing cash on the basis of \$400/acre.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.

201 zoning kpts

010268093

010268092

010268091

010268090

010268089

010268088

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010268085

010268084

010268083

010268082

010268081

010268080

010267242

Z04H093

010267205

L04H35

010012075

Z04H093

010267205

L04H35

520162415

ANNEX

520162415

R1.H.35

Z99H085

520162415

L04H35

ANNEX 520162414

2141973

R1.H.35

ANNEX

520162414

R1.H.35

STELZ

191002675

191002676

191002794

191000153

191002754

ANNEX 090225556

R.H.35

ANNEX 445207498

R.H.35

SEE SHEET 2

AOLTER RD

AOLTER RD

191000168

1910002290

City of Columbus, GIS, Franklin County, OH, West Virginia GIS, Esri, HERE, Garmin, INCREMENT P, USGS, EPA,

191000232

19100232