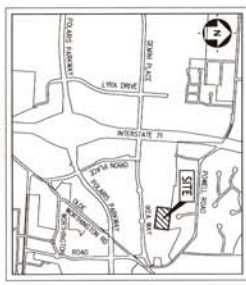


This Site Plan may be slightly adjusted to reflect engineering, topographic, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Site Plan shall be reviewed and may be approved by the Director of the Building and Zoning Department. The Department shall be responsible for the appropriate state regarding the proposed adjustment. Building footprints are illustrative.

**David B. Perry, Agent** Date: 5-25-17  
*David Perry*  
 David Perry, Attorney

KEEA WAY (ORD. NO. 05-18-2016)  
 FORMERLY GENIUM PARKWAY EXTENSION  
 O.R.V. 1328, PAGE 208



**PLAN NOTES**

- 1) All reference to setbacks from the north property line in the following text shall be measured from the north property line of the 7.152-acre parcel being rezoned by application Z16-088, as depicted on the site plan. The setbacks shall be measured from the north property line of the 7.152-acre parcel being rezoned by application Z16-088, as depicted on the site plan. The setbacks shall be measured from the north property line of the 7.152-acre parcel being rezoned by application Z16-088, as depicted on the site plan.
- 2) The 50 foot north undeveloped setback along the north property line shall consist of the existing natural, existing trees and other existing vegetation. The 50 foot setback shall be measured from the north property line of the 7.152-acre parcel being rezoned by application Z16-088, as depicted on the site plan.

**BASIS OF BEARINGS**

Bearings are based on data acquired by GPS observations on per NAD 83 datum. The bearings are based on the North Zone from the Delaware County Geodetic Control Monumentation.

<p><b>POLARIS 91, LLC</b>                  2090 IKEA WAY                  CITY OF COLUMBUS                  DELAWARE COUNTY, OHIO</p> <p><b>NORTH PROPERTY LINE                  SETBACK EXHIBIT</b></p>	<p>PROJECT NO.: 153566                  SCALE: AS NOTED                  DATE: 5/25/2017                  DRAWN: D.B.P.                  CHECK: K.A.S.</p>	<table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	REVISION										<p><b>Z16-088</b></p>
	NO.	DATE	REVISION												
<p>SHEET NO.  <b>1/1</b></p>	<p><b>your trusted advisor</b>  <b>consultants</b> engineers                  architects                  planners</p>														

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
APRIL 13, 2016**

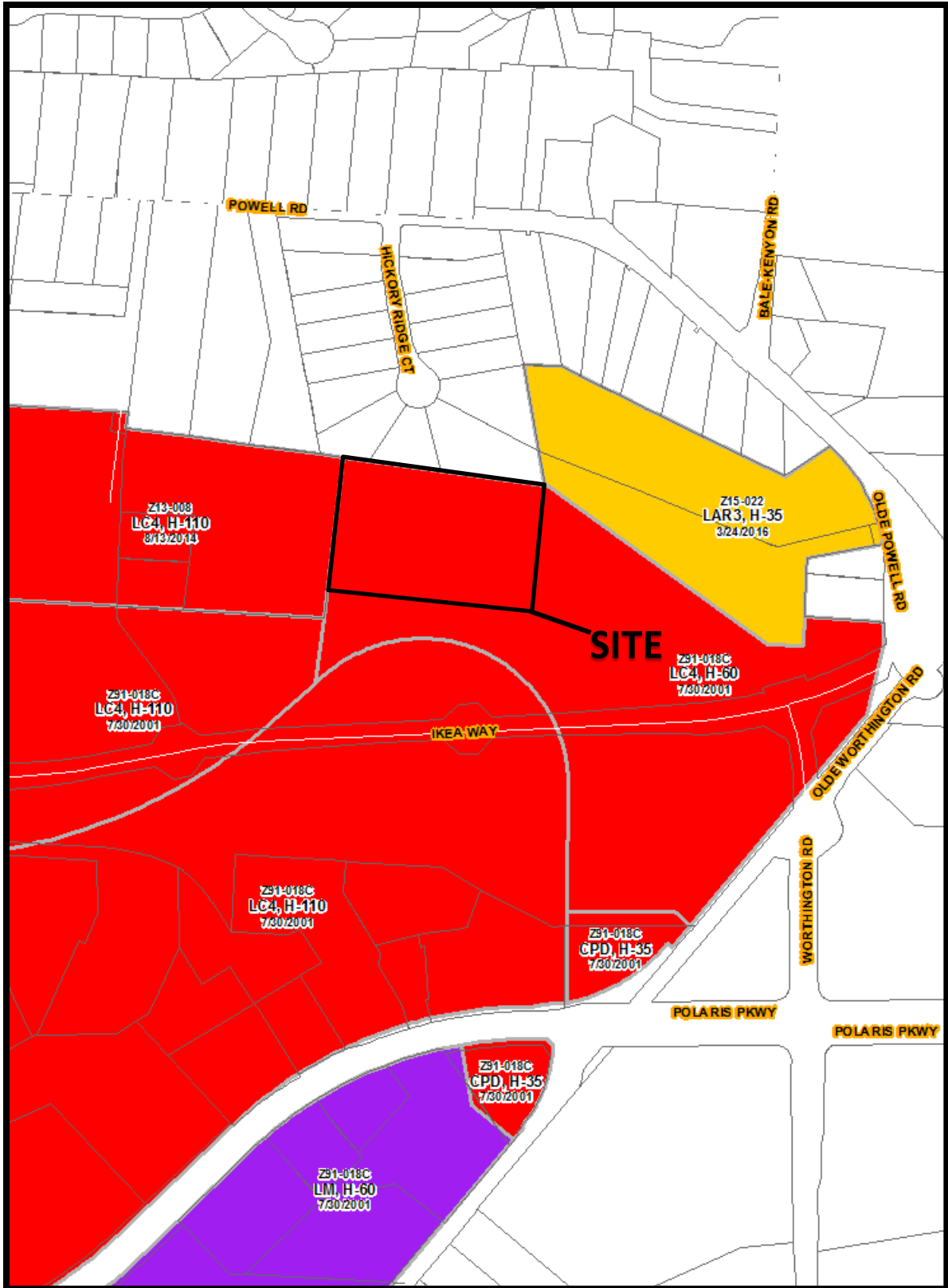
- 2. APPLICATION: Z16-088**
- Location:** **2090 IKEA WAY (43240)**, being 7.15± acres located on the north side of Ikea Way, 1,170± feet west of East Powell Road (a portion of 31844202025001; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Updated setbacks.
- Applicant(s):** Polaris 91, LLC; c/o David Perry, David Perry Company, Inc., Agent; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.
- Property Owner(s):** The applicant.
- Planner:** Michael Maret; 614-645-2749; [mjmare@ Columbus.gov](mailto:mjmare@ Columbus.gov)

**BACKGROUND:**

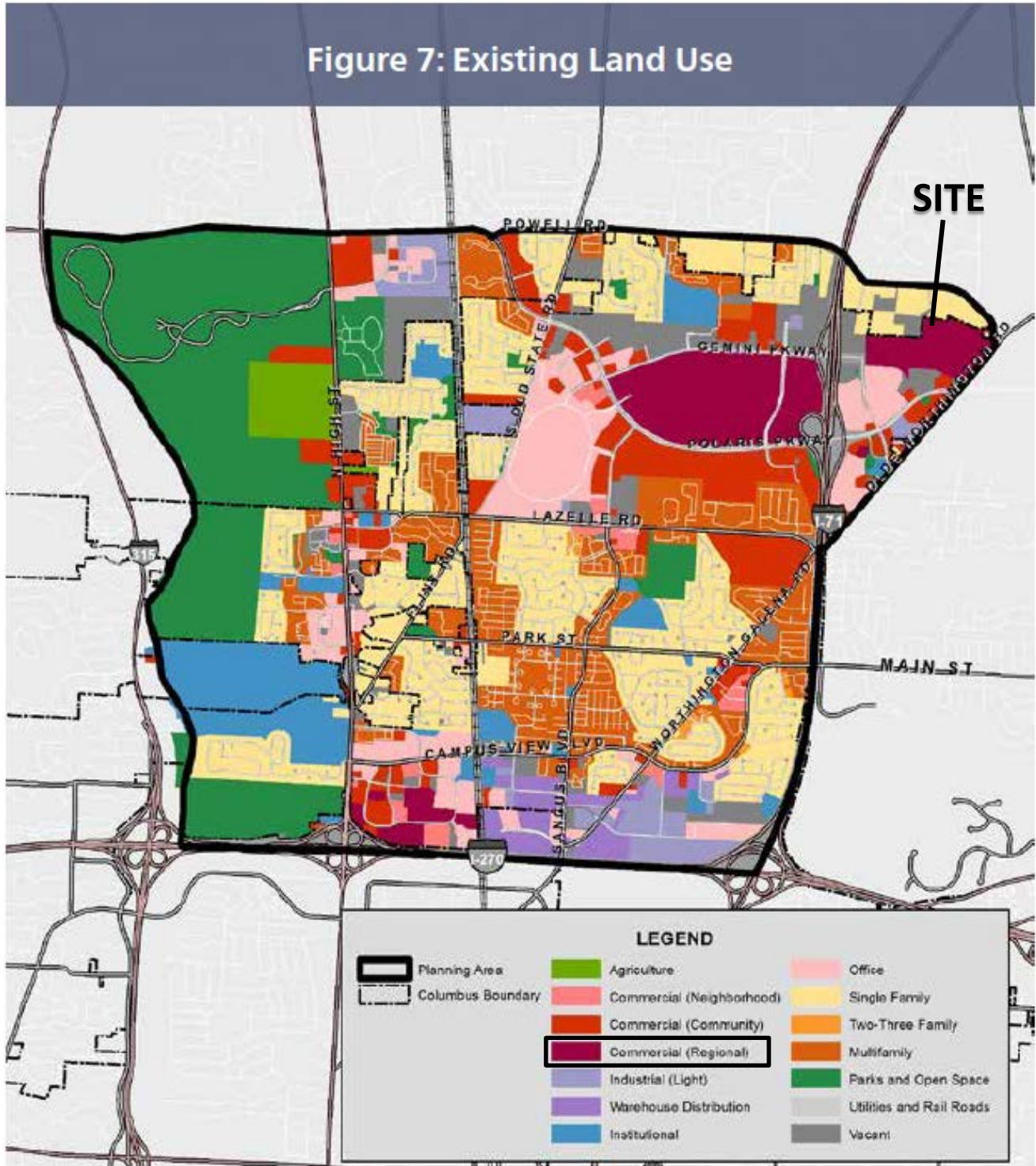
- The 7.15± acre site consists of an undeveloped tract of land, comprised of a portion of a single parcel, that is zoned L-C-4, Limited Commercial District. The existing L-C-4 district established commercial zoning for the Polaris development (Z91-018C), while the new L-C-4 district proposes adjustments to the height and setback language, similar to that of an adjacent L-C-4 district (Z13-008).
- The site is bordered to the north by residences in Orange Township in the Single-Family Planned Residence District, and to the south, east and west by undeveloped and vacant lands in the L-C-4, Limited Commercial District. Also to the east is undeveloped land which was recently rezoned to L-AR-3 (Z15-022) for a 139-unit apartment development.
- The site is located within the boundaries of the *Far North Plan* (2014), which recommends “Regional Mixed Use” at this site.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text includes use, height, building and parking setback, access, screening, landscaping, building design, lighting, and parkland dedication commitments.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval

The requested L-C-4, Limited Commercial District would permit limited commercial development on the site. The *Far North Area Plan* calls for new development and redevelopment to be consistent and compatible with the land use, density, and pattern of the surrounding area. City staff considers the updated setback and height standards are consistent with other nearby L-C-4 districts.



Z16-088  
2090 Ikea Way  
Approximately 7.15 acres  
L-C-4 to L-C-4



Z16-088  
2090 Ikea Way  
Approximately 7.15 acres  
L-C-4 to L-C-4



Z16-088  
2090 Ikea Way  
Approximately 7.15 acres  
L-C-4 to L-C-4



# STANDARDIZED RECOMMENDATION FORM

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number 216-088

Address 2090 IKEA Way

Group Name FCI North Columbus Communities Coalition

Meeting Date 3/17/2017

- Specify Case Type
- BZA Variance / Special Permit
  - Council Variance
  - Rezoning
  - Graphics Variance / Plan / Special Permit

- Recommendation (Check only one)
- Approval
  - Disapproval

**NOTES:**

Conditions Preserve existing landscaping mound  
- Existing fence to be "board-up-board" to improve opacity  
- maintain existing trees, unless removed for replanting of new specimens.

Vote 11-0, w/abstention

Signature of Authorized Representative James Palmisano

SIGNATURE

FNCC President

RECOMMENDING GROUP TITLE

614-430-7840

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

Date: April 13, 2017

Application #: Z16-088	Requested: L-C-4		Address: 2090 Ikea Way				
# Hearings:	Length of Testimony: 6:10 → 6:33 (23)		Staff: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval Position: <input type="checkbox"/> Conditional Approval				
# Speakers Support: <input type="checkbox"/> Opposition: <input checked="" type="checkbox"/>	Development Commission Vote: <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Abstain		Area Comm/ Civic Assoc: <input checked="" type="checkbox"/> Approval <input type="checkbox"/> Disapproval <input type="checkbox"/> Conditional Approval				
Position Y=Yes N=No (write out ABSENT or ABSTAIN)	<b>Y</b> Fitzpatrick	<b>Y</b> Ingwersen	<b>NO</b> Anderson	<b>Y</b> Cooley	<b>Y</b> Conroy	<b>Y</b> Onwukwe	<b>Y</b> Golden
+ = Positive or Proper - = Negative or Improper	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Land Use	+	+	+	+		+	+
Use Controls	+	+	+	+		+	+
Density or Number of Units							
Lot Size							
Scale	+	?	-				+
Environmental Considerations						+	
Emissions							
Landscaping or Site Plans							
Buffering or Setbacks	+	+	-	+		+	+
Traffic Related Commitments							
Other Infrastructure Commitments							
Compliance with City Plans							
Timeliness of Text Submission							
Area or Civic Assoc. Recommendation	+	+		+		+	+
Governmental or Public Input				+			
MEMBER COMMENTS:							
<p><b>FITZPATRICK:</b> APPROPRIATE AND VERY EFFECTIVE EXISTING BUFFER (20' BUFFER + 8' FENCE) AND "STEPED" HEIGHT LIMITATION APPEARS LOGICAL AND FAIR. THIS IS AN APPROPRIATE CONTINUATION OF THE EXISTING ZONING.</p>							
<p><b>INGWERSEN:</b> NO PLACEMENT OR PLAN WITH THIS REZONING - WHICH IS AN APPROPRIATE USE, BUT IF THE REQUESTED HEIGHT LIMIT OF 110 FEET IS IN FACT CONSTRUCTED, THEN ONE NEIGHBORING RESIDENCE'S SECOND FLOOR WINDOWS WOULD BE IN THE SITE LINE OF THE TOP STORY OF A 110 FOOT BUILDING, SOME 250 FEET AWAY.</p>							
<p><b>ANDERSON:</b> Neighboring homeowners' privacy could be impacted if buildings are constructed to max height</p>							
<p><b>COOLEY:</b> SEARCH COMMUNICATED WITH NEIGHBORS &amp; BUFFERING, WHICH IS AMONG THE MAIN SUBSTANCES TO CASE BEFORE THE</p>							
<p><b>CONROY:</b></p>							
<p><b>ONWUKWE:</b> As presented the plan will not intrude into the neighboring residential area.</p>							
<p><b>GOLDEN:</b> Appropriate buffer for density of Polaris Area despite Homeowners concern.</p>							





DEPARTMENT OF BUILDING AND ZONING SERVICES

REZONING APPLICATION

Department of Building & Zoning Services

Scott Messer, Director

757 Carolyn Avenue, Columbus, Ohio 43224-3218

Phone: 614-645-7433 www.columbus.gov

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.

APPLICATION # 216-088

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 423 East Town Street, 2nd Floor, Columbus, Ohio 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 in the following format:

- Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

Table with 4 columns for listing parties with 5% or more interest. Column 1 contains: 1. Polaris 91, LLC, 8800 Lyra Drive, Columbus, Ohio 43240, # of Columbus Based Employees: 0, Contact: Franz Geiger (614) 841-1000.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank (handwritten signature)

Subscribed to me in my presence and before me this 20th day of December, in the year 2016

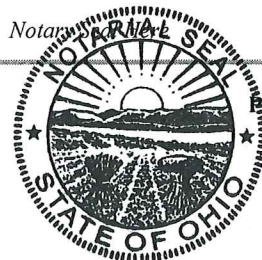
SIGNATURE OF NOTARY PUBLIC

Stacy L. Danza (handwritten signature)

My Commission Expires:

11-5-2018 (handwritten)

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



PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Application must be submitted by appointment. Call 614-645-4522 to schedule.
Please make all checks payable to the Columbus City Treasurer
My Commission Expires 11-05-2018