

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
DECEMBER 12, 2019**

- 2. APPLICATION: Z19-064**
- Location:** **2114 IKEA WAY (43240)**, being 33.98± acres located on the north and south sides of Ikea Way, 1,500± feet east of Orion Place (31844202025006, 31844202025011, and part of 31844202025001; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District (H-110).
- Proposed Use:** Commercial development.
- Applicant(s):** NP/FG, LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
- Property Owner(s):** The Applicant.
- Planner:** Shannon Pine; 614-645-2208; spine@columbus.gov

BACKGROUND:

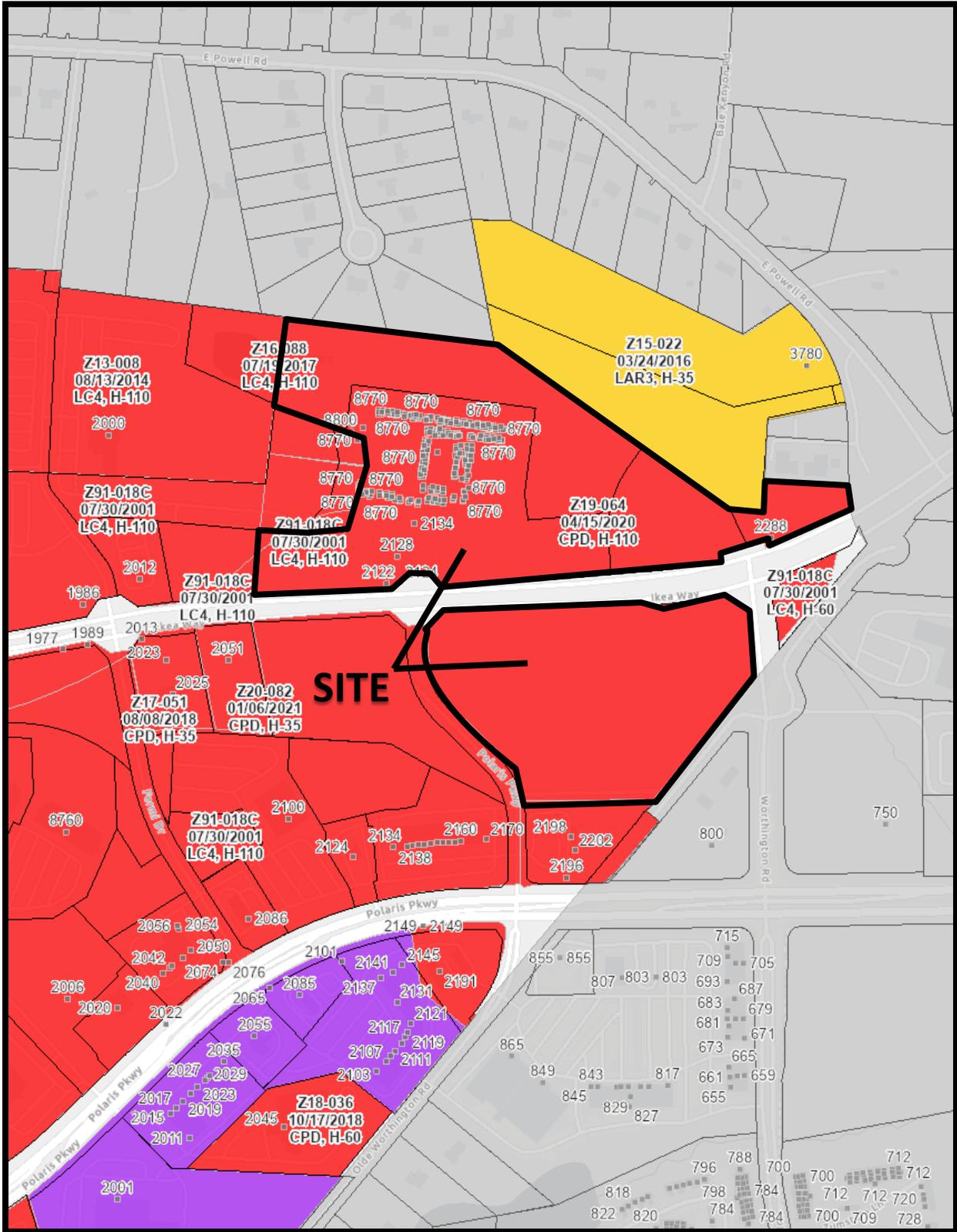
- The 33.98± acre site consists of two parcels and part of one parcel, all undeveloped and zoned in three different L-C-4, Limited Commercial districts (Z91-018C, Z16-068, and Z17-046), with the majority of the site being in the H-60 height district. The requested L-C-4 district increases the height district for the entire site to 110 feet with limitations, and consolidates development standards under one district to facilitate future commercial and mixed-use development.
- To the north are single-unit dwellings and a child daycare center in Orange Township, and undeveloped land in the L-AR-3, Limited Apartment Residential District. To the east are undeveloped tracts in Orange Township and in the L-C-4, Limited Commercial District. To the south is a single-unit dwelling in the City of Westerville and a car wash in the CPD, Commercial Planned Development District. To the west are a golf range and undeveloped land in the L-C-4, Limited Commercial District.
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends “Regional Mixed Use” land uses at this location.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The limitation text includes permitted uses, and otherwise maintains the customary

height, building and parking setback, access, screening, landscaping, building design, lighting, and parkland dedication commitments contained in Polaris-area commercial districts.

- The site is also subject to CV19-034, a request to allow for ground floor residential uses in a mixed-use development. That application will be considered by City Council, and is not considered to be concurrent to this rezoning request.
- The *Columbus Multimodal Thoroughfare Plan* identifies Ikea Way as a Suburban Commuter Corridor requiring 120 feet of right-of-way, and Worthington Road as a Suburban Community Connector requiring 100 feet of right-of-way.

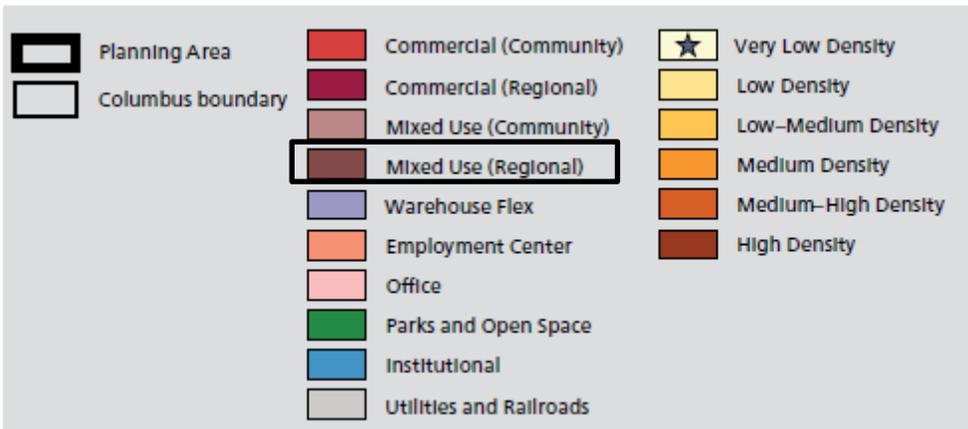
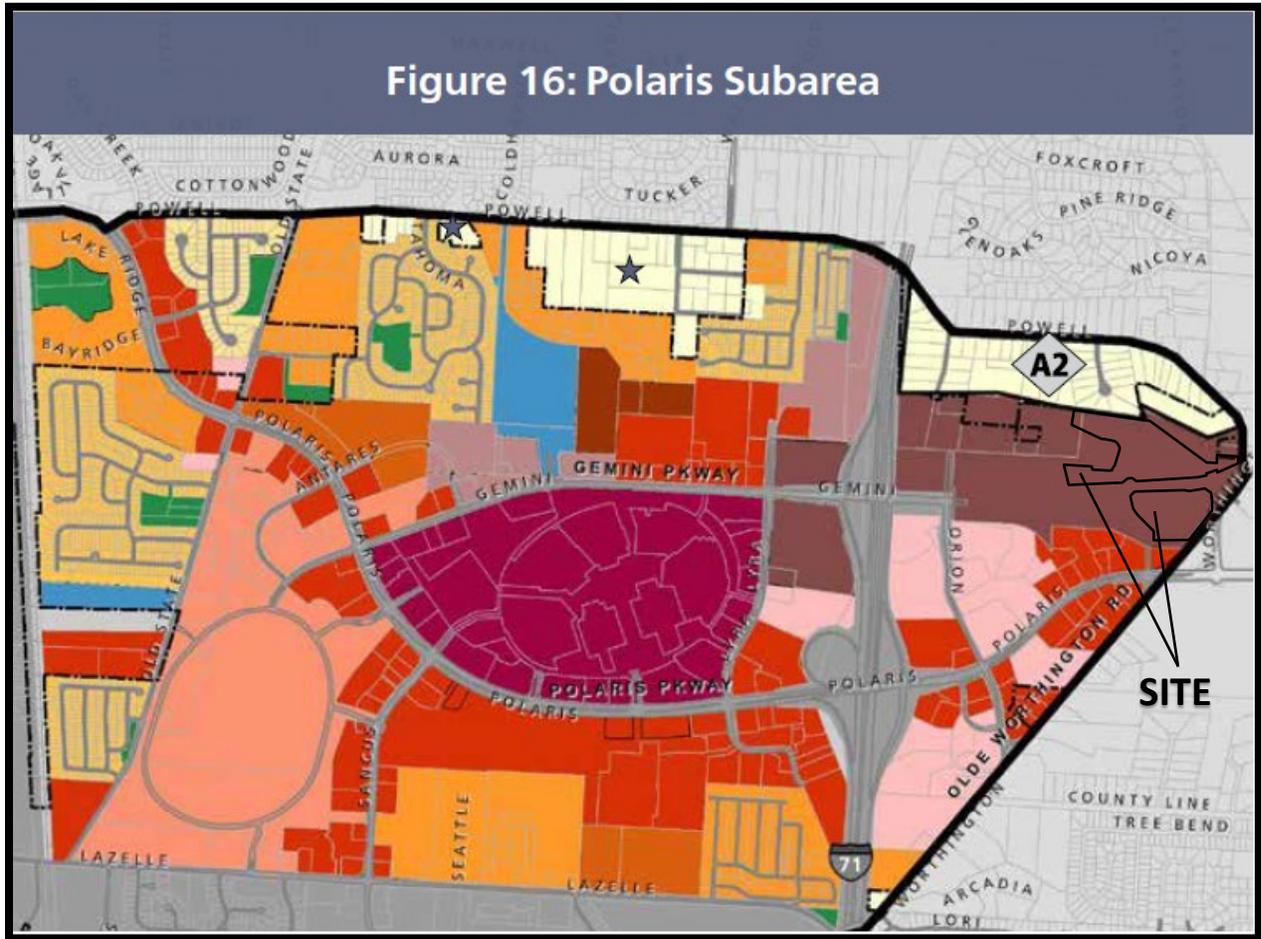
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District increases the height district for the entire site to 110 feet, and consolidates development standards under one district to facilitate future commercial and mixed-use development. Appropriate limitations for uses, building height, setbacks, screening, buffering, landscaping, and building design are included in this request. The proposal remains consistent with the *Far North Area Plan* recommendation for "Regional Mixed Use" development, and is compatible with adjacent zoning districts and developments.

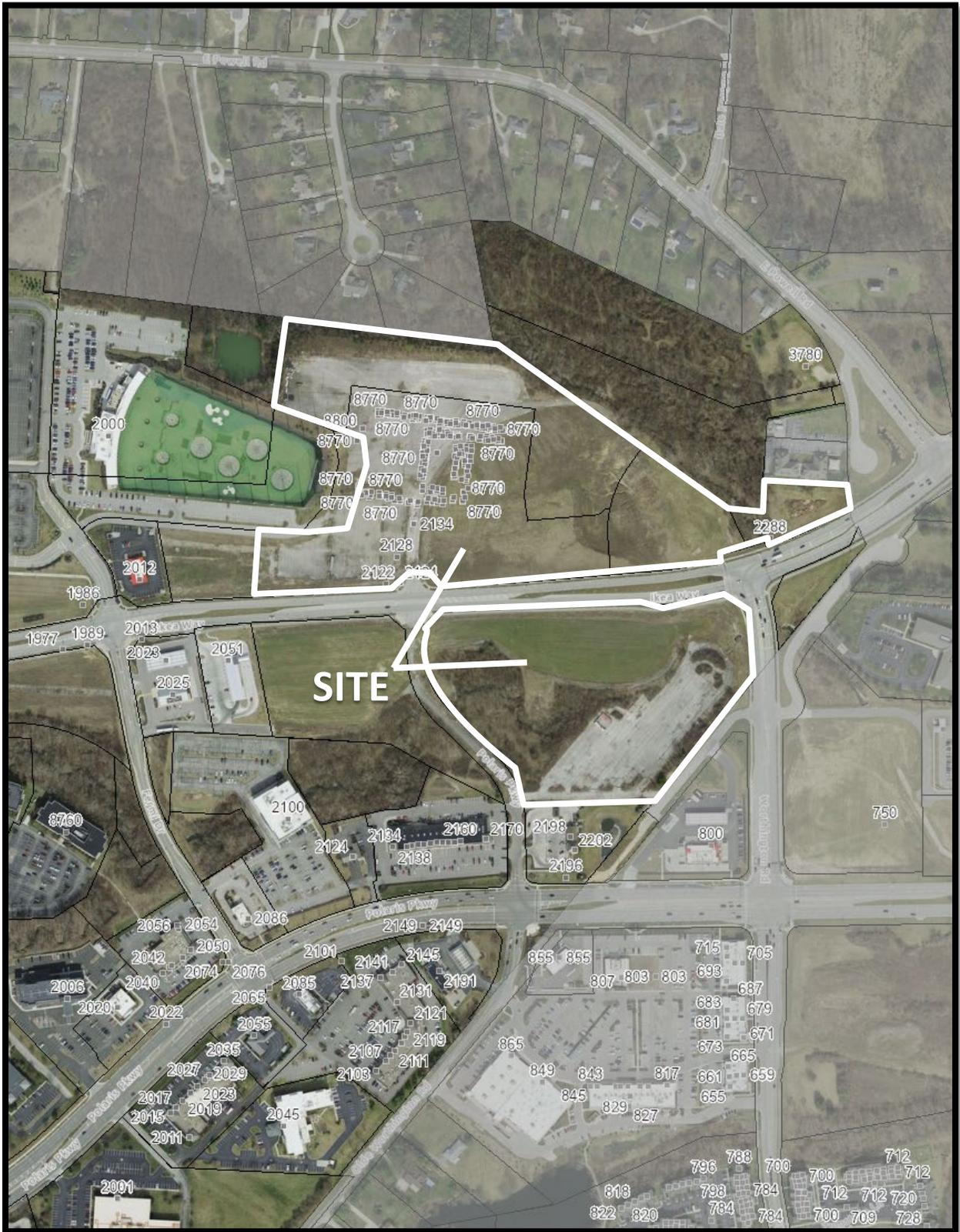


Z19-064A
2114 Ikea Way
Approximately 33.98 acres
CPD Amendment

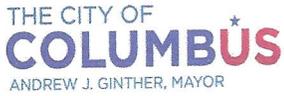
Far North Area Plan (2014)



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 Approximately 33.98 acres
 CPD Amendment



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2114 Ikea Way
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CPD Amendment



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

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 ZA25-003 / Z19-064A

Address 2114 IKEA WAY

Group Name FAR NORTH COLUMBUS COMM. COA.

Meeting Date June 3, 2025

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:

No issues.

Vote 6-0

Signature of Authorized Representative *James Palmisano*

Recommending Group Title FNCCC President

Daytime Phone Number 614/795-5877

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 111 N Front Street, Columbus, Ohio 43215.

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z19-064A

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 Delaware
COUNTY OF ~~FRANKLIN~~

Being first duly cautioned and sworn (NAME) Franz Geiger
of (COMPLETE ADDRESS) 8800 Lyra Drive, Suite 680, Columbus, OH 43240
deposes and states that he 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:

For Example: Name of Business or individual
Contact name and number
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees

<p>1. The Galaxy at Polaris Phase 1, LLC; 8800 Lyra Drive, Suite 680, Columbus, OH 43240 Number of Columbus-based employees: Zero (0) Contact: Franz Geiger, (614) 841-1000</p>	<p>2. NP FG, LLC; 8800 Lyra Drive, Suite 680, Columbus, OH 43240 Number of Columbus-based employees: Zero (0) Contact: Franz Geiger, (614) 841-1000</p>
<p>3. Polaris Road, LLC 8800 Lyra Drive, Suite 680, Columbus, OH 43240 Number of Columbus-based employees: Zero (0) Contact: Franz Geiger, (614) 841-1000</p>	<p>4. Polaris 91, LLC 8800 Lyra Drive, Suite 680, Columbus, OH 43240 Number of Columbus-based employees: Zero (0) Contact: Franz Geiger, (614) 841-1000</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 25th day of April, in the year 2025

SIGNATURE OF NOTARY PUBLIC [Signature]

My Commission Expires 9/8/29 Notary Seal Here



Lindsey Dantonio
Notary Public, State of Ohio
My Commission Expires 09-08-29

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