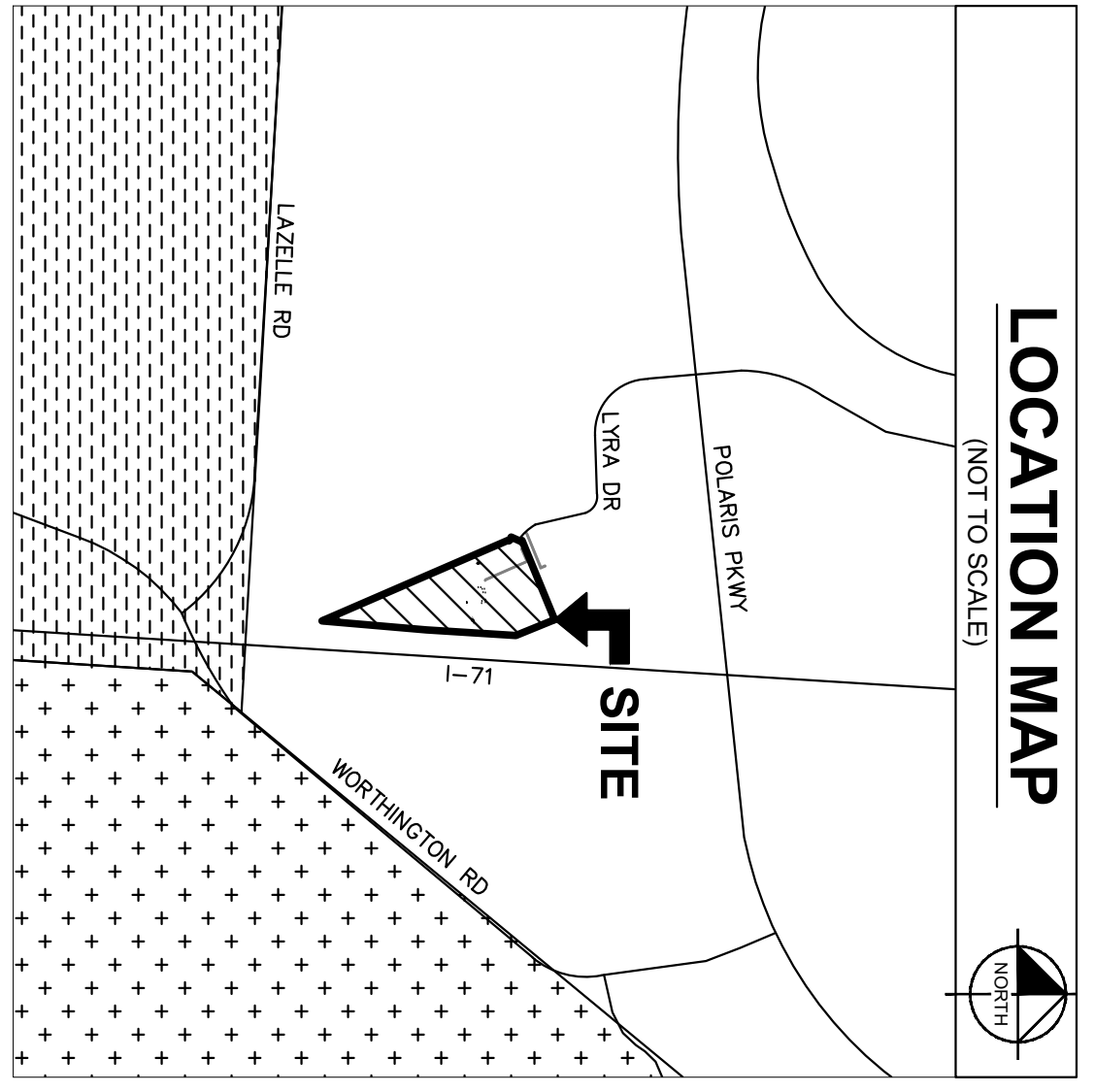


Drawing name: K:\CLB_DEVELOPMENT\190014021_Carvana_Columbus\yrs_01\2 Design\CAD\Exhibits\CPD\2021-1129 CPD Site Plan.dwg Layout1 Nov 29, 2021 3:59pm by Derik-Leary

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LOCATION MAP
(NOT TO SCALE)



SITE DATA SUMMARY

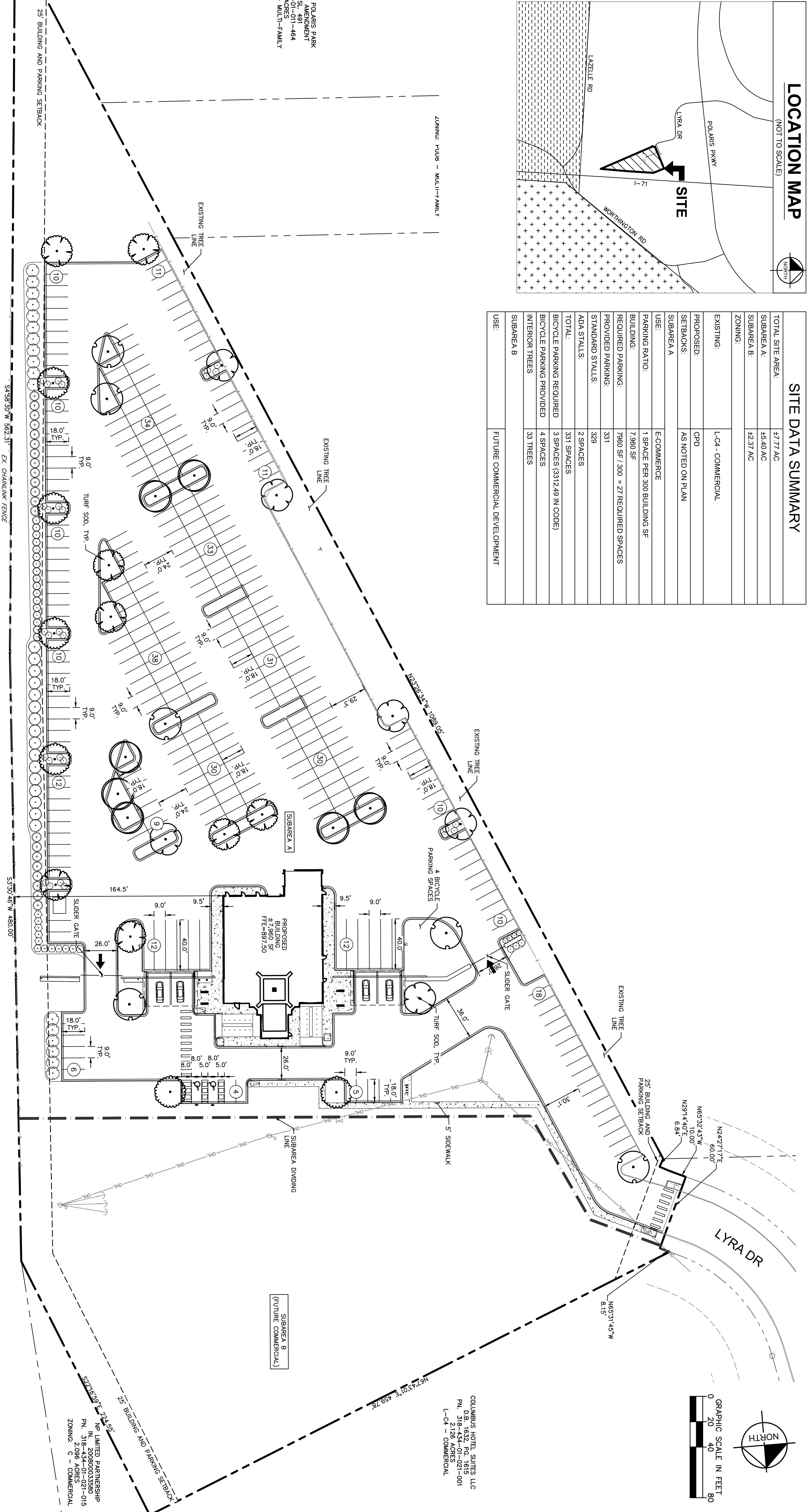
TOTAL SITE AREA:	57,777 AC
SUBAREA A:	45.40 AC
SUBAREA B:	42.37 AC
ZONING:	
EXISTING:	L-C4 - COMMERCIAL
PROPOSED:	CPD
SETBACKS:	AS NOTED ON PLAN
SUBAREA A	
USE:	E-COMMERCE
PARKING RATIO:	1 SPACE PER 300 BUILDING SF
BUILDING:	7,960 SF
REQUIRED PARKING:	7960 SF / 300 = 27 REQUIRED SPACES
PROVIDED PARKING:	331
STANDARD STALLS:	329
ADA STALLS:	2 SPACES
TOTAL:	331 SPACES
BICYCLE PARKING REQUIRED	3 SPACES (3312.49 IN CODE)
BICYCLE PARKING PROVIDED	4 SPACES
INTERIOR TREES	33 TREES
SUBAREA B	
USE:	FUTURE COMMERCIAL DEVELOPMENT

COMPLIANCE NOTES

THE PROPOSED PROJECT WILL COMPLY WITH SECTIONS 3312.15 DUMPSTER AREA, 3312.21 LANDSCAPING & SCREENING, 3312.39 STRIPING/MARKING, 3312.43 SURFACE, 3312.45 WHEEL STOPS/CURB, CHAPTER 3321. THE UTILITIES SHOWN HEREON ARE FROM THE CITY OF COLUMBUS FTP SITE, RECORD PLANS, AND THE BOUNDARY AND TOPOGRAPHIC SURVEY BY BAUMANN LAND SURVEY, INC. DATED JULY 7, 2021. UNDERGROUND LINES MAY EXIST ON THE SUBJECT PROPERTY THAT ARE NOT SHOWN HEREON. STORMWATER WILL BE MANAGED ON-SITE VIA UNDERGROUND STORMWATER FACILITY TO BE DETERMINED IN FINAL DESIGN.

THE SITE PLAN MAY BE SLIGHTLY ADJUSTED TO REFLECT ENGINEERING, TOPOGRAPHICAL, OR OTHER SITE DATA DEVELOPED AT THE TIME FINAL DEVELOPMENT AND DESIGN IS COMPLETED. ANY ADJUSTMENTS TO THE SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE DIRECTOR OF THE BUILDING AND ZONING SERVICES DEPARTMENT OR HIS DESIGNEE UPON SUBMISSION OF THE PROPOSED ADJUSTMENT.

SIGNATURE: MIKE SPANNON, AGENT
DATE:



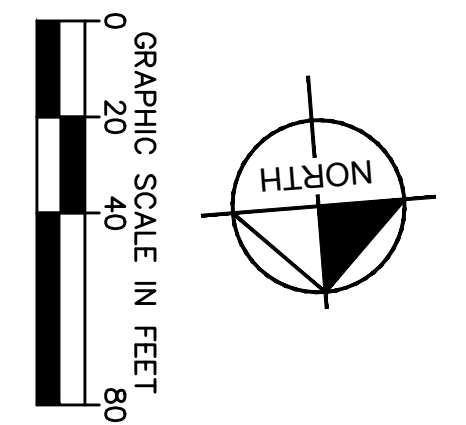
**INTERSTATE 71
(PUBLIC) (LIMITED ACCESS)**

Final Received 12/1/21 Z21-075

12-1-21

PLANT SCHEDULE

SYMBOL	SCALE	DATE	REASON FOR CHANGE	SCALE	DATE	REASON FOR CHANGE
AN 7	1/8"	01/11/21	ACER V. FRAXINUS (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
CO 6	1/8"	01/11/21	CEDRUS DEODARATA (COMMON CEDAR)	1/8"	01/11/21	
GA 4	1/8"	01/11/21	GINKGO BILoba (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
IG 6	1/8"	01/11/21	ILICIA SMITHII (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
TD 6	1/8"	01/11/21	TILIA CORDATA (GREENING) (GREENING LITTLE LEAF HEDERA)	1/8"	01/11/21	
VA 6	1/8"	01/11/21	VACCINIUM VITICOLA (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
CB 17	1/8"	01/11/21	CORNUS BENEDICTINA (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
HA 4	1/8"	01/11/21	HYDRANGEA HYDRANGIFOLIA (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
RD 31	1/8"	01/11/21	RIBES MEXICANUM (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
SP 16	1/8"	01/11/21	SPARGANGLIA ANGERI (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
ST 12	1/8"	01/11/21	STYRACIA FLORIBUNDA (NUTTALL BLAKE WHITE)	1/8"	01/11/21	
JA 21	1/8"	01/11/21	JAPANESE SPRUCE (NUTTALL BLAKE WHITE)	1/8"	01/11/21	



COLUMBUS HOTEL SUITES LLC
DBA: 632, PG-015-001
PN: 318-434-01-021-015
2.128 ACRES
L-C4 - COMMERCIAL

MP LIMITED PARTNERSHIP
PN: 318-434-01-021-015
2.098 ACRES
ZONING: C - COMMERCIAL

SCALE: AS NOTED
DESIGNED BY: SRS
DRAWN BY: SRS
CHECKED BY: DDL

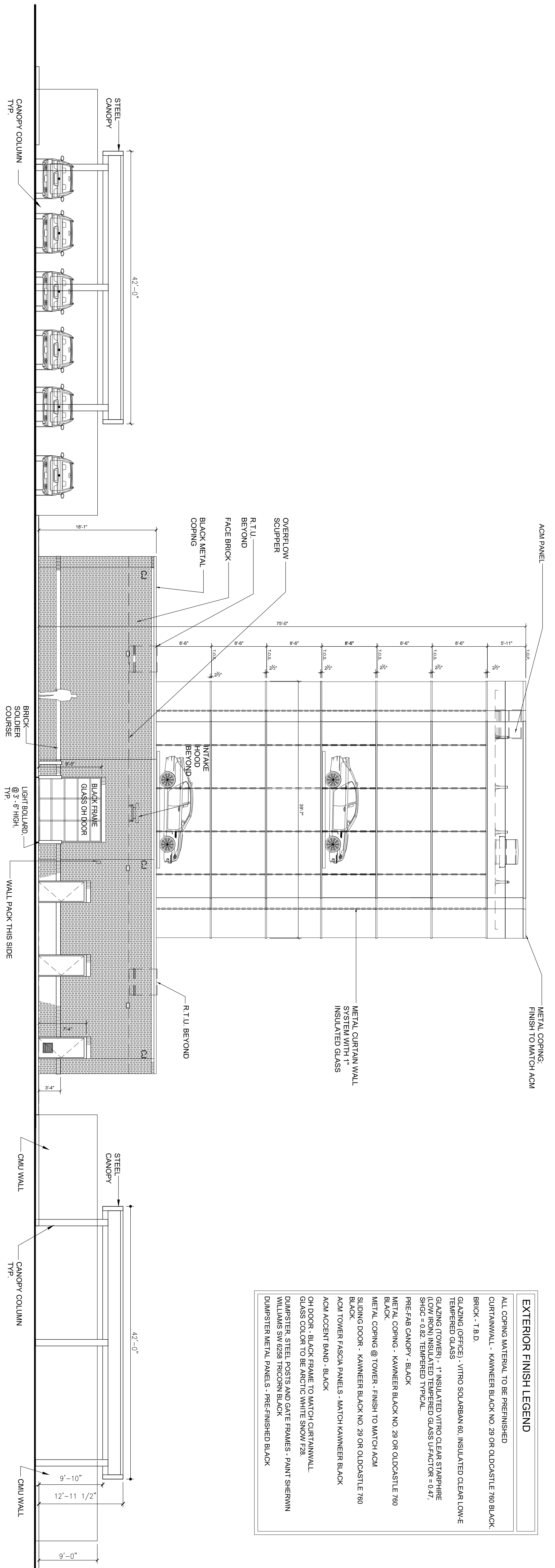
Kimley-Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
7965 N. HIGH STREET, SUITE 200
COLUMBUS, OH 43240
PHONE: 614-454-6699
WWW.KIMLEY-HORN.COM

CPD SITE PLAN

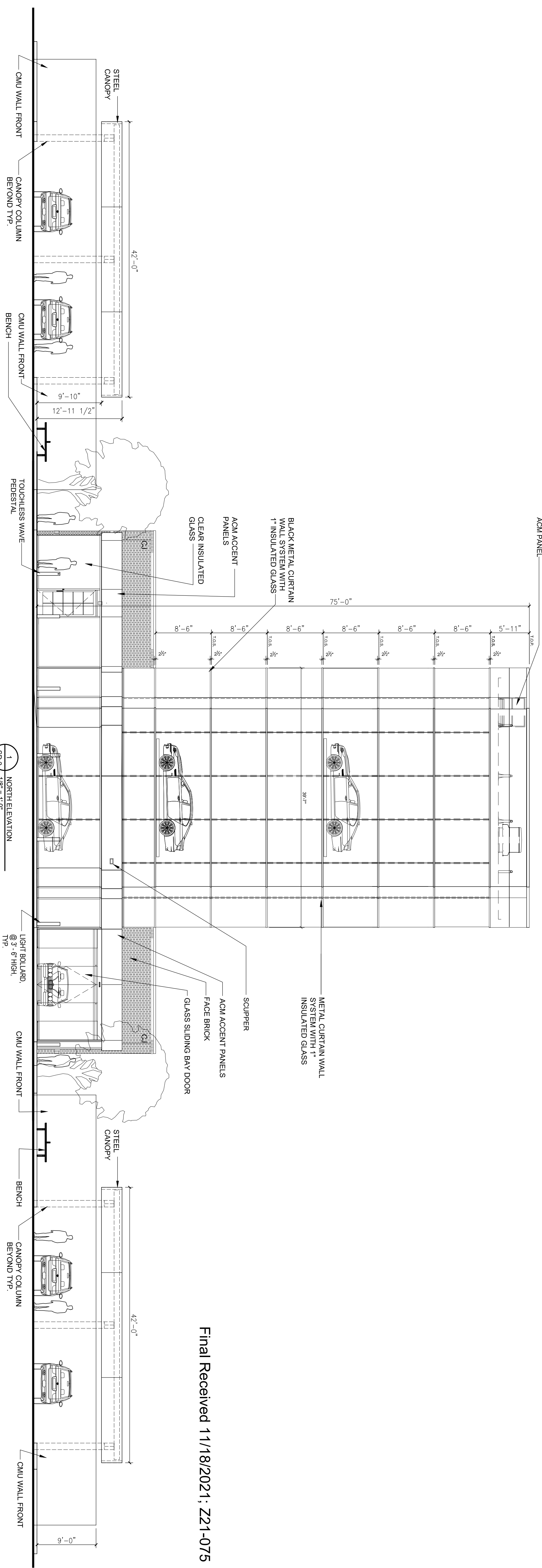
CARVANA
8350 LYRA DRIVE
COLUMBUS, OH 43240

ORIGINAL ISSUE:
11/29/2021
KHA PROJECT NO.
190014021
SHEET NUMBER
1 OF 1

No.	REVISIONS	DATE	BY	APR DATE	APR BY



EXTERIOR FINISH LEGEND	
ALL COPING MATERIAL TO BE PREFINISHED	
CURTAINWALL - KAWNEER BLACK NO. 29 OR OLDCASTLE 760 BLACK	
BRICK - T B D	
GLAZING (OFFICE) - VITRO SOLARBAN 60, INSULATED CLEAR LOW-E TEMPERED GLASS	
GLAZING (TOWER) - 1" INSULATED VITRO CLEAR STARPHIRE (LOW IRON) INSULATED TEMPERED GLASS U-FACTOR = 0.47, SHGC = 0.62, TEMPERED TYPICAL	
PRE-FAB CANOPY - BLACK	
METAL COPING - KAWNEER BLACK NO. 29 OR OLDCASTLE 760 BLACK	
METAL COPING @ TOWER - FINISH TO MATCH ACM	
SLIDING DOOR - KAWNEER BLACK NO. 29 OR OLDCASTLE 760 BLACK	
ACM TOWER FASCIA PANELS - MATCH KAWNEER BLACK	
ACM ACCENT BAND - BLACK	
OH DOOR - BLACK FRAME TO MATCH CURTAINWALL	
GLASS COLOR TO BE ARCTIC WHITE SNOW F28	
DUMPISTER STEEL POSTS AND GATE FRAMES - PAINT SHERWIN WILLIAMS SW 6258 TRICORN BLACK	
DUMPISTER METAL PANELS - PREFINISHED BLACK	



Final Received 11/18/2021; Z21-075

NEW CUSTOMER CENTER FOR:



CARVANA
8350 Lyra Dr.
Columbus, OH 43240

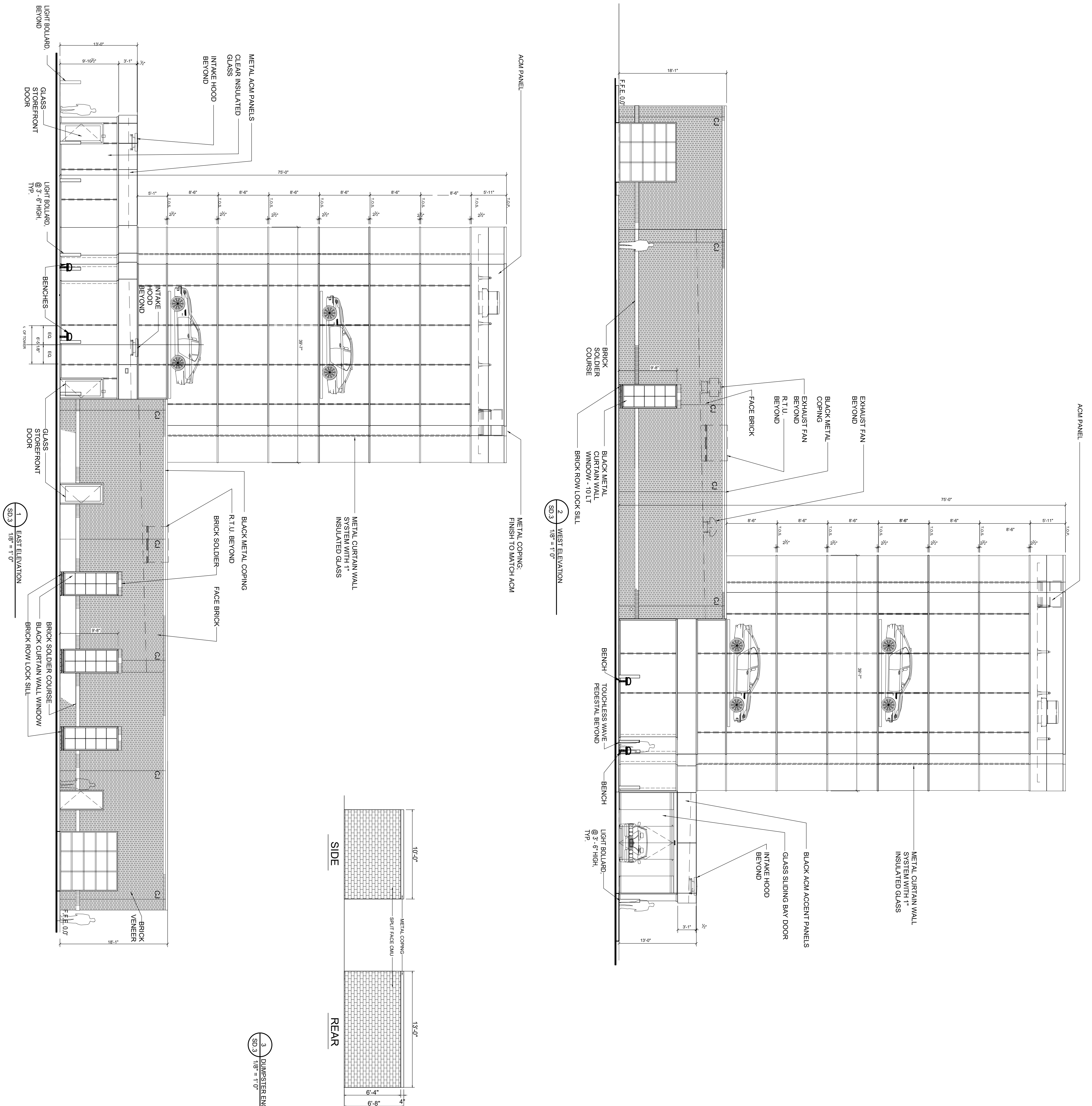
330 W. 10th Street
Charlotte, NC 28202
704.333.9952 phone
704.333.9962 fax
www.whnarch.com

whn+
ARCHITECTS
Designs for a changing world

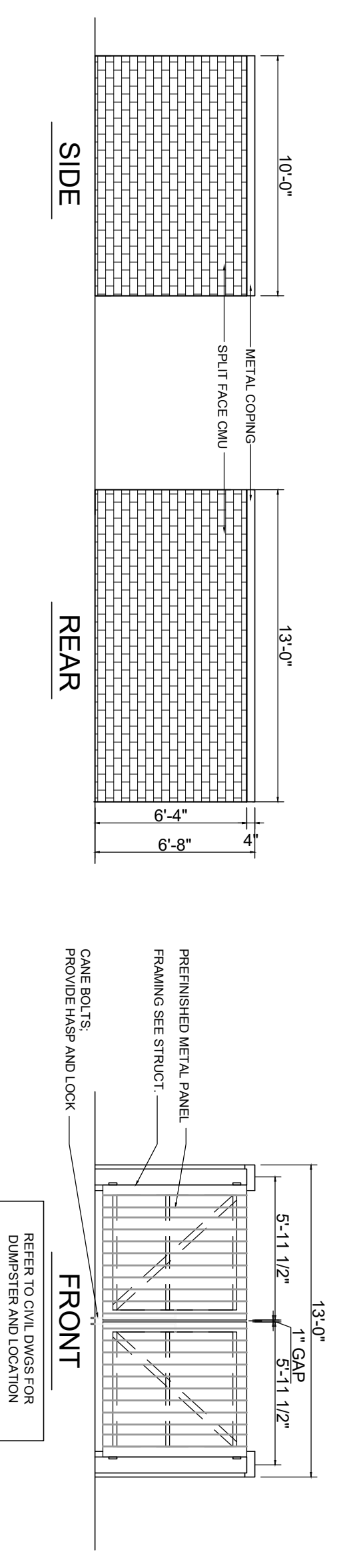
Project No. 15227.180
Date Issued: 10/15/21
Revisions:

Sheet No. **SD2**
OR
Sheet Title
EXTERIOR ELEVATIONS

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EXTERIOR FINISH LEGEND	
ALL COPING MATERIAL TO BE PREFINISHED CURTAINWALL - KAWNEER BLACK NO. 29 OR OLDCASTLE 760 BLACK BRICK - T.B.D.	
GLAZING (OFFICE) - VITRO SOLARBAN 60, INSULATED CLEAR LOW-E TEMPERED GLASS	
GLAZING (TOWER) - 1\"/>	



3 DIMPSTER ENCLOSURE ELEVATIONS
SD 3 1/8\"/>

Final Received 11/18/2021; Z21-075

Sheet Number
SD3

Sheet Title
EXTERIOR ELEVATIONS

NEW CUSTOMER CENTER FOR:



CARVANA
8350 Lyra Dr.
Columbus, OH 43240

Project: 15227_180

Date Issued: 10/15/21

Revisions:

330 W. 10th Street
Charlotte, NC 28202
704.333.9952 phone
704.333.9962 fax
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**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
NOVEMBER 17, 2021**

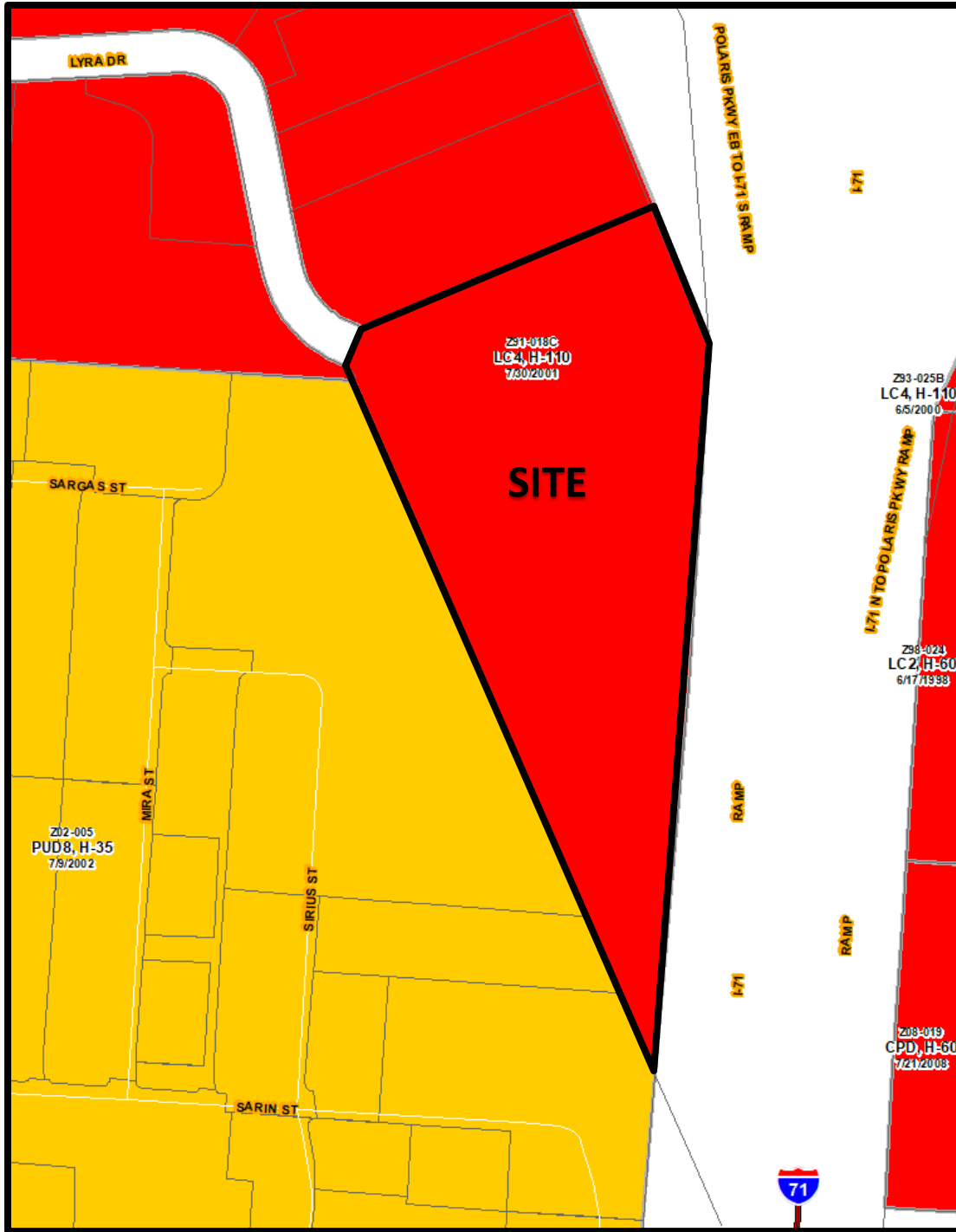
- 6. APPLICATION: Z21-075**
- Location:** **8350 LYRA DR. (43240)**, being 7.77± acres located at the southern terminus of Lyra Drive, 920± feet south of Polaris Parkway (31843401021002; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** CPD, Commercial Planned Development District (H-110).
- Proposed Use:** Auto sales and unspecified commercial development.
- Applicant(s):** Carvana; c/o Brett Hanlon, Agent; 1930 West Rio Salado Parkway; Tempe, AZ 85281; and Michael Shannon, Atty.; Underhill & Hodge Law Firm; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
- Property Owner(s):** National Retail Properties, LP; 450 South Orange Avenue, Suite 900; Orlando, FL 32801.
- Planner:** Hayley Feightner; 614-645-3526; hfeightner@columbus.gov

BACKGROUND:

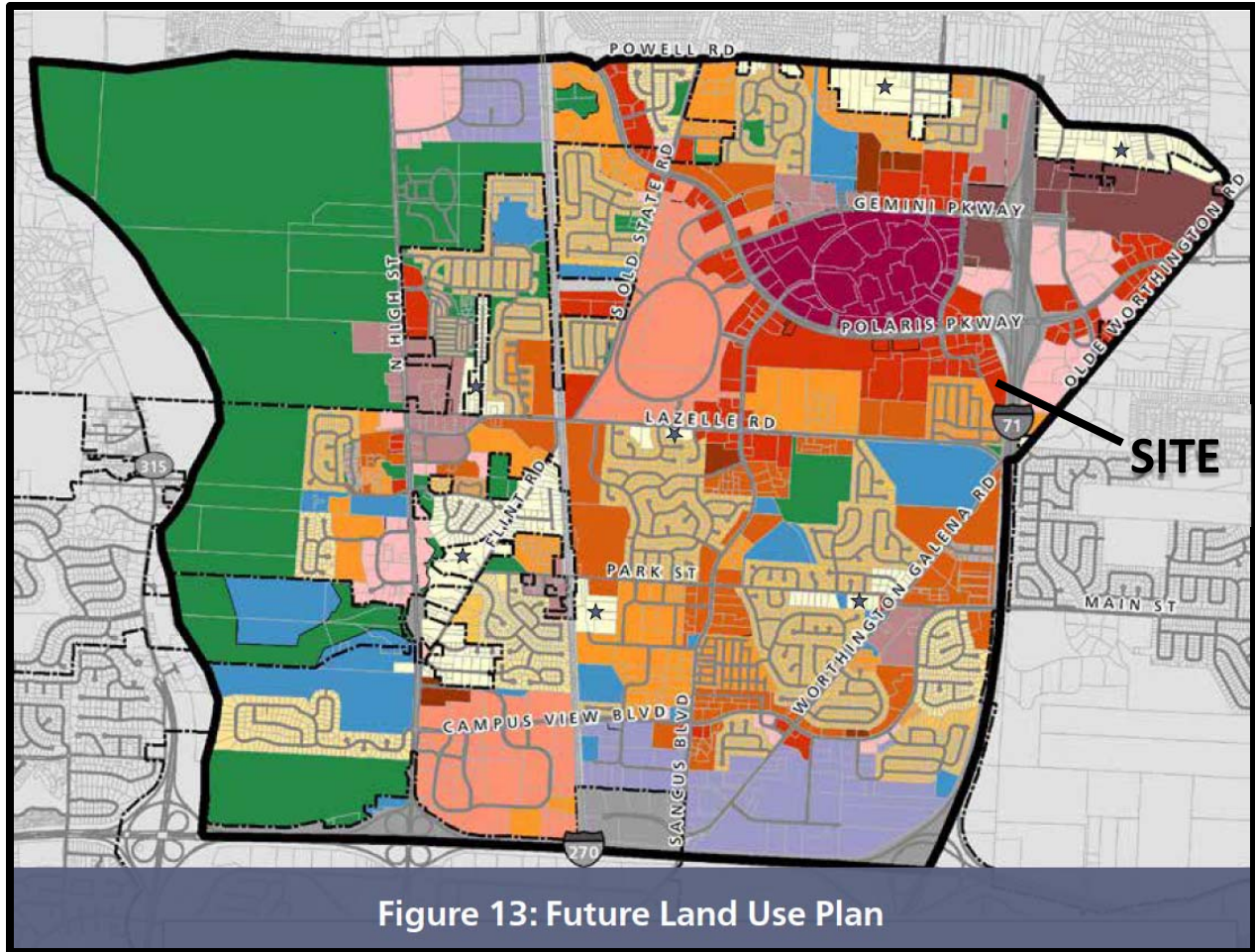
- The site consists of one parcel developed with a recreation facility zoned in the L-C-4, Limited Commercial District (Z91-018C). The requested CPD, Commercial Planned Development District will allow the site to be redeveloped with an auto sales facility (Subarea A), and unspecified commercial development (Subarea B).
- North and east of the site across I-71 are commercial developments in the L-C-4 and L-C-2, Limited Commercial, and CPD, Commercial Planned Development districts. West and south of the site is a multi-unit residential development in the PUD-8, Planned Unit Development District.
- The site is located within the planning area of the *Far North Area Plan (2014)*, which recommends “Community Commercial” land uses for this location, which includes retail, office, and institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area.
- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The text establishes use restrictions and supplemental development standards addressing building and parking setbacks, access, and graphics provisions, and includes a commitment to a site plan for each subarea, allowing for future commercial development in Subarea B. Subarea A also includes a commitment to elevations for the proposed auto sales facility. Modifications are included to eliminate the parking lot perimeter landscaping requirement and the screening requirement along the west perimeter of the parking lot and the west property line.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District will allow an auto sales facility and future commercial development that is compatible with the development standards of adjacent commercial development. In addition to the "Community Commercial" recommendation of the *Far North Area Plan*, staff from the Economic Development Division has noted this location as potentially attractive as an office site. As such, the Planning Division has reviewed anticipated employment data related to the proposed uses, and finds the proposal to be generally consistent the Plan and City priorities. This request does not represent an introduction of an incompatible use to the surrounding neighborhood.



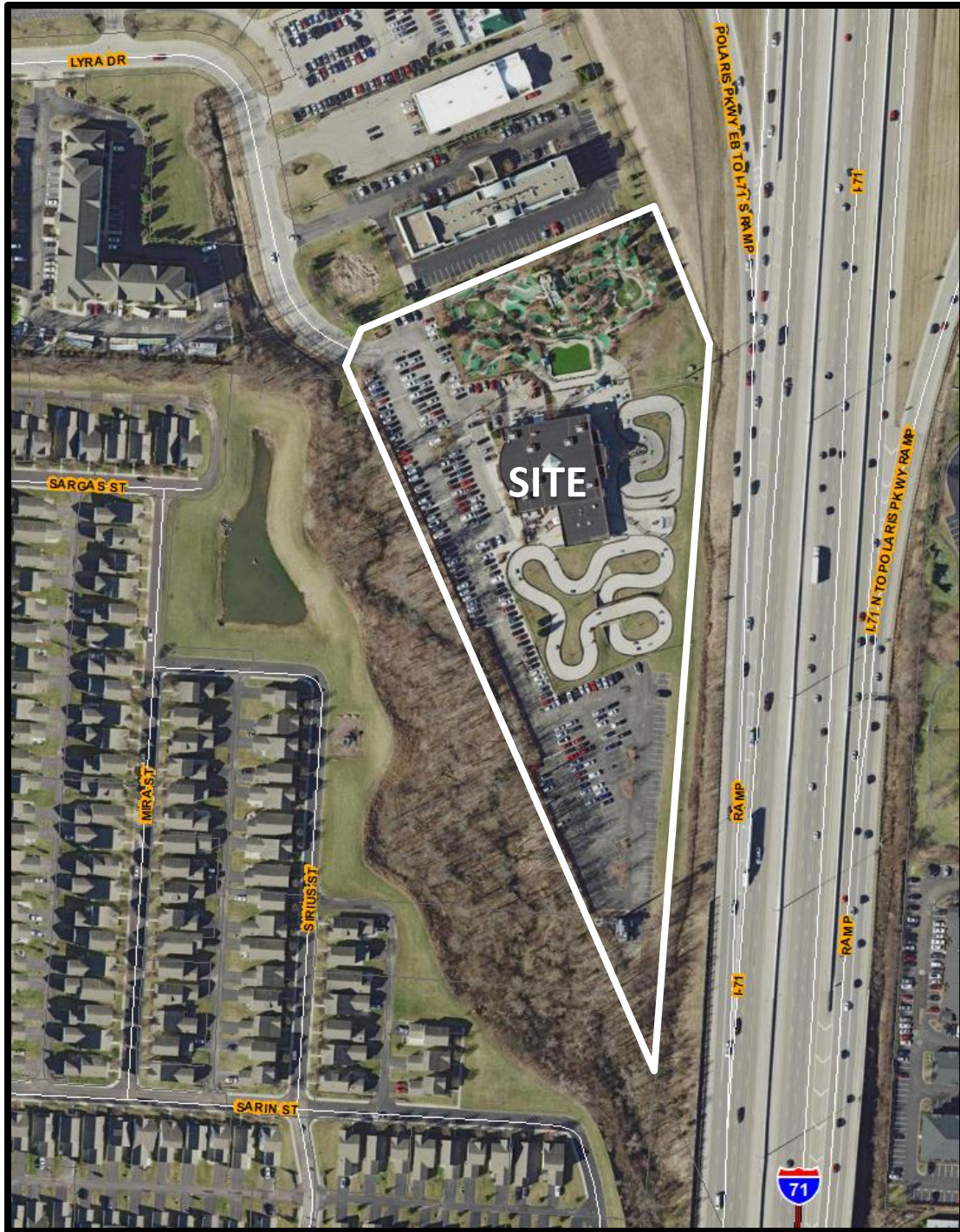
Z21-075
8350 Lyra Dr.
Approximately 7.77 acres
L-C-4 to CPD



→ Commercial (Community)

The Commercial (Community) classification supports retail, office, or institutional uses that serve multiple neighborhoods, but generally do not attract residents from outside the area. An example includes neighborhood shopping centers. Gas stations built to Community Commercial Overlay design standards may be supported. Commercial (Community) uses should be located along arterials and at key intersections.

Z21-075
8350 Lyra Dr.
Approximately 7.77 acres
L-C-4 to CPD



Z21-075
8350 Lyra Dr.
Approximately 7.77 acres
L-C-4 to CPD

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW
(PLEASE PRINT)

Case Number: Z21-075

Address: 8350 Lyra Dr.

Group Name: Far North Columbus Communities Coalition

Meeting Date: 10/5/2021

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:

Vote: 10-0

Signature of Authorized Representative: *James Palmisano*
SIGNATURE

FNCCC President
RECOMMENDING GROUP TITLE

614/832-9083
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 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

DEPARTMENT OF BUILDING
AND ZONING SERVICES

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z21-075

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 43054
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)

<p>1. Carvana 1930 West Rio Salado Parkway Tempe, Arizona 85281</p>	<p>2.</p>
<p>3.</p>	<p>4.</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 24th day of August, in the year 2021

[Signature]
SIGNATURE OF NOTARY PUBLIC



N/A Notary Seal Here
My Commission Expires
AARON L. UNDERHILL
ATTORNEY AT LAW
Notary Public, State of Ohio
My Commission Has No Expiration
Section 147.03 R.C.

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