

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018**

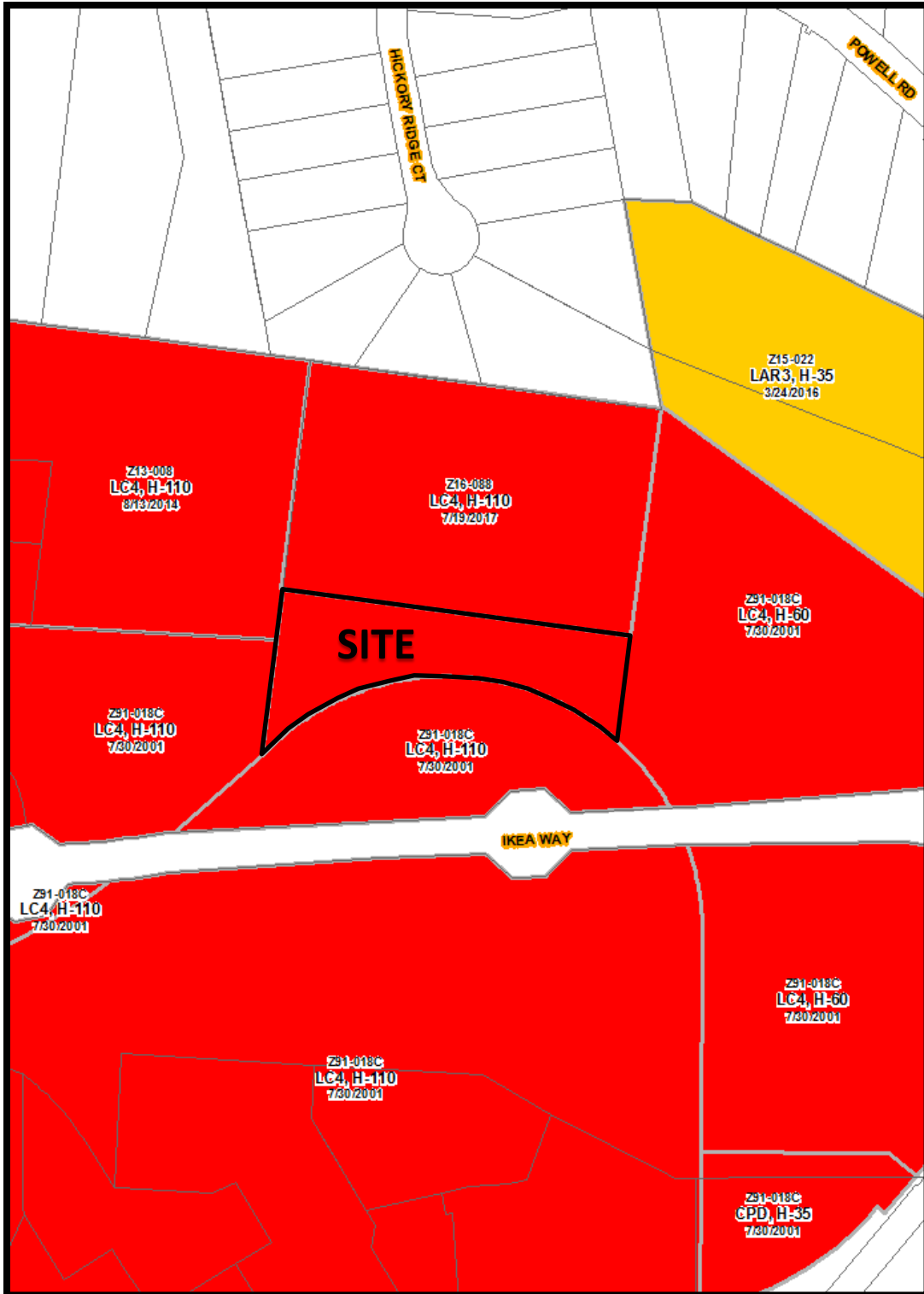
- 2. APPLICATION: Z17-046**
- Location:** **2110 IKEA WAY (43219)**, being 2.85± acres located on the north side of Ikea Way, 1,200± feet west of East Powell Road (part of 31844202025006 and part of 31844202025008; Far North Columbus Communities Coalition).
- Existing Zoning:** L-C-4, Limited Commercial District.
- Request:** L-C-4, Limited Commercial District.
- Proposed Use:** Increase height district from H-60 to H-110.
- Applicant(s):** NPMG, LLC c/o David 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:** Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 2.85± acre site consists of a portion of two undeveloped parcels 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 language that establishes a height district of H-110, while preserving existing development standards.
- The site is bordered to the north, south, east, and west by undeveloped land zoned 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 commitments to building height, building and parking setbacks, parking circulation, vehicular access, screening, buffering, landscaping, building design, and parkland dedication.

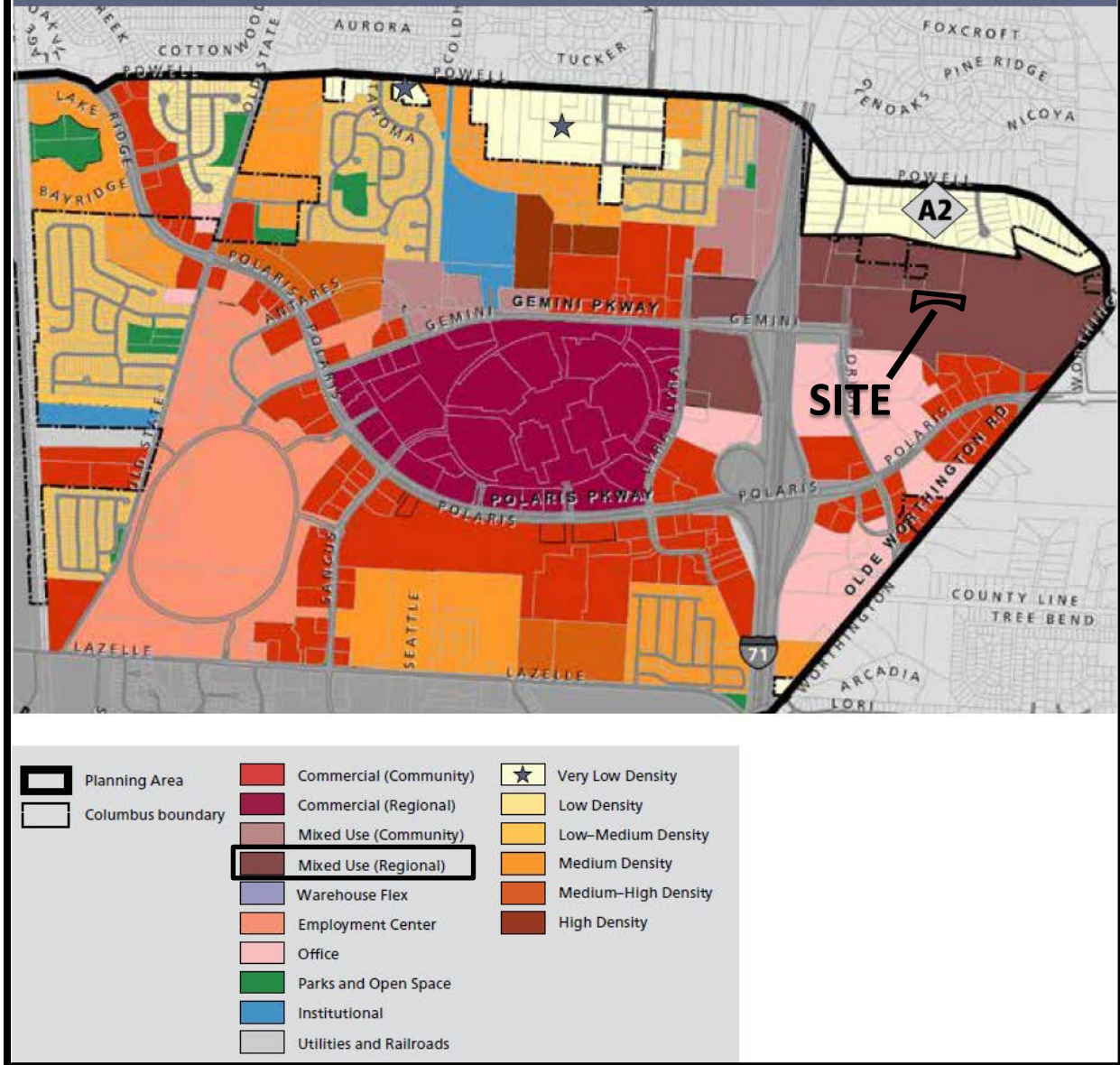
CITY DEPARTMENTS' RECOMMENDATION: Approval

The requested L-C-4, Limited Commercial District would permit limited commercial development with consistent development standards to adjacent properties. Appropriate limitations to uses, setbacks, screening, buffering, landscaping, and building design are included in this request. The *Far North Area Plan* recommends "Regional Mixed Use" land uses at this location, which is compatible to the proposed L-C-4 district.



Z17-046
2110 Ikea Way
Approximately 2.85 acres
From L-C-4 to L-C-4

Figure 16: Polaris Subarea



Far North Area Plan (2014)

Z17-046
2110 Ikea Way
Approximately 2.85 acres
From L-C-4 to L-C-4



Z17-046
2110 Ikea Way
Approximately 2.85 acres
From L-C-4 to L-C-4



DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

Department of Building & Zoning Services
Scott Messer, Director
757 Carolyn Avenue, Columbus, Ohio 43224-3218
Phone: 614-645-7433 www.columbus.gov

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

Case Number: 217-046

Address: 2110 IKEA Way

Group Name: Far North Columbus Communities Coalition

Meeting Date: 12/5/17

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

- Recommendation:
Approval
Disapproval

NOTES: Approved as written

Vote: 12-0

Signature of Authorized Representative: James Palmisano

SIGNATURE

FNCCC President

RECOMMENDING GROUP TITLE

614/430-2840
DAYTIME PHONE NUMBER

Please e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX to Zoning at 614-645-2463; or MAIL to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

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 # 217-046

STATE OF OHIO COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) of (COMPLETE ADDRESS) 411 E Town St., 2nd FL, 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 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 2 columns and 2 rows for listing parties with interest in the project.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Subscribed to me in my presence and before me this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



Stacey L. Danza Notary Public, State of Ohio My Commission Expires 11-05-2018

PLEASE NOTE: incomplete information will result in the rejection of this submittal. Applications must be submitted by appointment. Call 614-645-4522 to schedule. Please make all checks payable to the Columbus City Treasurer