

ADDRESS: 2161 NEA WAY, COLUMBUS, OH 43240
 CPE: 318-442-020-23-009
 CURRENT ZONING: COMMERCIAL (C-C-4)
 TOTAL LAND AREA OF SITE: 11,691 ACRES OR 73,616 S.F. (GROSS)
 PROPOSED ZONING: CVD (COMMERCIAL PLANNED DEVELOPMENT)
 HEIGHT DISTRICT: H-35
 PROPOSED BUILDING HEIGHT: +/- 28'
 PROJECT PROPOSED: CONVENIENCE STORE AND RETAIL SALE OF FUEL

PARKING REQUIREMENTS

USE: CONVENIENCE STORE (+/-) 500 S.F.	1 SPACE/250 S.F.
REQUIRED MANUAL PAVING	18 STALLS
TOTAL PARKING REQUIRED	18 STALLS
TOTAL PARKING PROVIDED	25 STALLS
ACCESSIBLE STALLS REQUIRED	1 AUTO, 1 VAN
ACCESSIBLE STALLS PROVIDED	1 AUTO, 1 VAN
BIKE STALLS REQUIRED	2 STALLS
BIKE STALLS PROVIDED	2 STALLS

THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION

PROJECT OWNER



Certified
Certified Oil Company
949 King Ave. Columbus, Ohio 43212
(616)-421-7500 www.certifiedoil.com

© 1997 by J. C. R. & Co. Inc.
This document is a preliminary report
and should not be used for
any other purpose.
It is not intended to be used
as a substitute for a
properly conducted
investigation.
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properly conducted
investigation.

The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed as the 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 Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

David B. Perry, Agent Date 6-9-18
Donald J. Rank Date 6/9/2018
Donald J. Rank, Attorney

Donald Plunk, Attorney

Grave 11 to

TREANORHL

SITE PLAN

Quantity: 1000

Z17-051 SHEET 1 OF 4

Z17-051: Final Received 6/7/18

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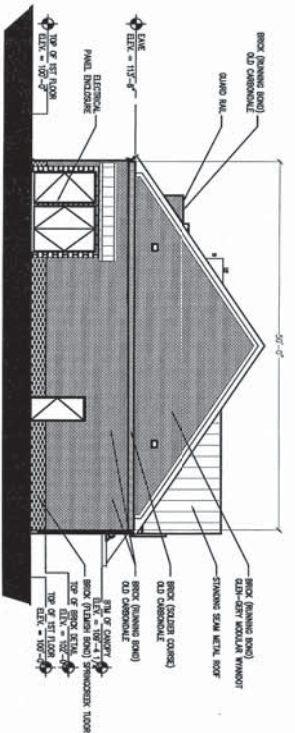
PROJECT OWNER



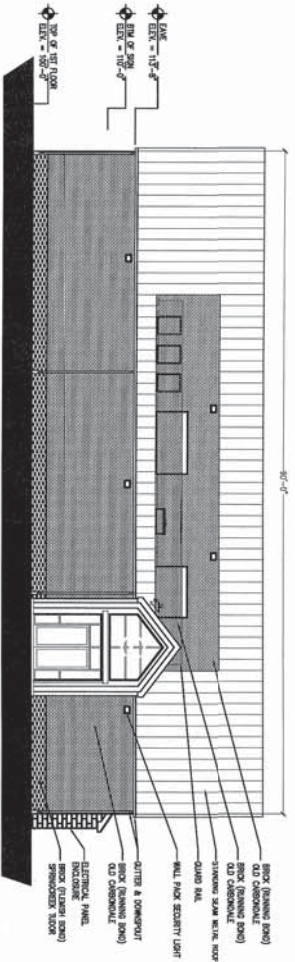
Certified
Certified Oil Company
949 King Ave., Columbus, Ohio 43212
(614)-421-7500 www.certifiedoil.com

Striving to be "The Most Customer Focused" convenience store chain in the industry!

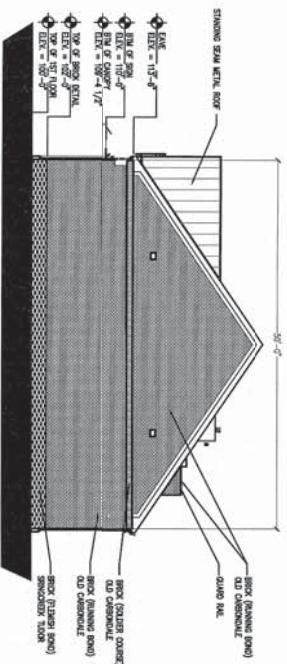
East Elevation
1/8" = 1'-0"
D1



South Elevation $\frac{1/8" = 1'-0"$
C1



West Elevation
180° = 1:00
B1

[illegible]

Z17-051 SHEET 3 OF 4 TREANORHL

North Elevation **A1**

1040 Vermont Street
Lawrence, Kansas
Office: 785.842.4379
Fax: 785.842.7930
www.1tristoneil.com

Z17-051; Final Received 6/7/18

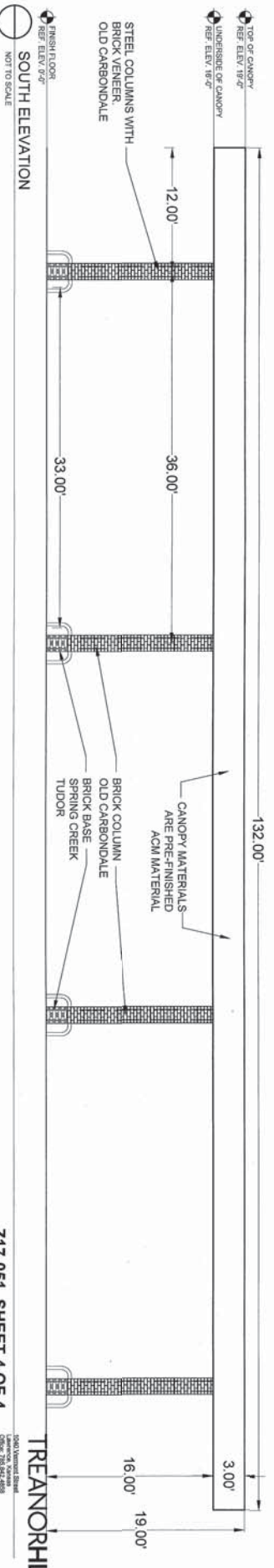
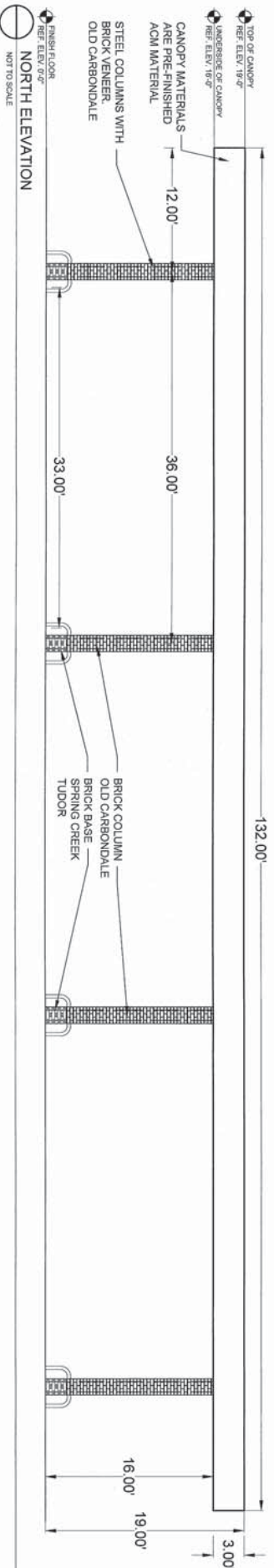
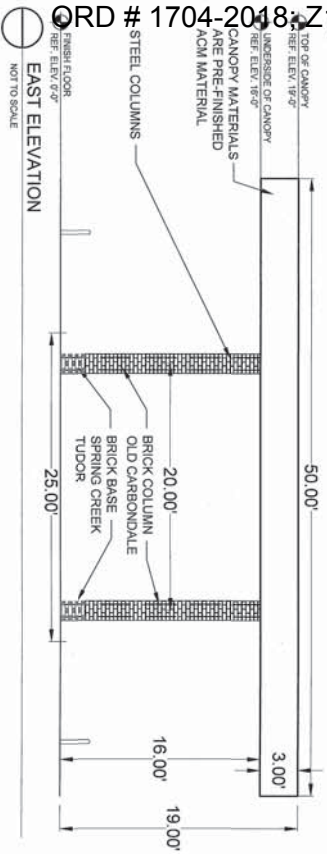
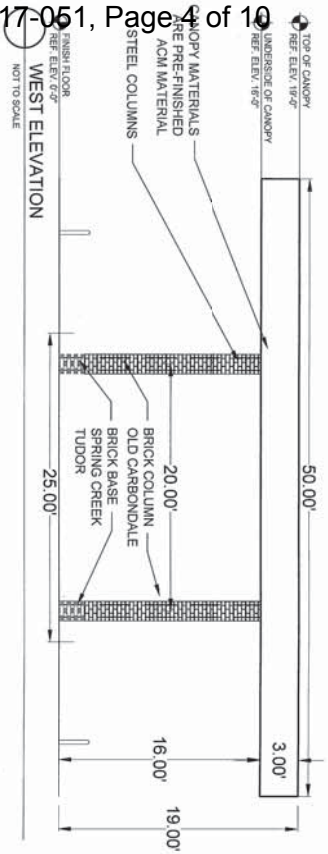
BUILDING
ELEVATIONSSHEET NO.
3

PROJECT LOCATION

CERTIFIED OIL COMPANY STORE
17-408-000
2161 IKEA WAY
COLUMBUS, OH 43240

DATE: 06/04/2018
PROJECT NO.: CE0581.00
DESIGNED BY: APB/MRS
DRAWN BY: APB/MRS
CHECKED BY: MLM

ORD # 1704-2018; Z17-051, Page 4 of 10



**THIS SITE PLAN IS FOR
PLANNING PURPOSES ONLY
NOT FOR CONSTRUCTION**

The County Treasurer must not be held liable for any liability related to the application, investigation or processing of the application, or for any loss or damage to the applicant or the County Treasurer. Any liability related to the application must be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of five appropriate data regarding the proposed adjustment.

Dan & Penny Date: 6-4-18

David B. Perry, Agent

Dan & Penny Date: 6/4/2018

County Treasurer, Building

PROJECT OWNER

 **Certified**
Certified Oil Company
949 King Ave. Columbus, Ohio 43212
(614)-421-2008 www.certifiedoil.com

CERTIFIED OIL COMPANY STORE
17-408-000
2161 IKEA WAY
COLUMBUS, OH 43240

[illegible]

DATE 06/04/2018
PROJECT NO. CE0561.005
DESIGNED BY APB/WRS
DRAWN BY APB/WRS
CHECKED BY MLM

Z17-051; Final Received 6/7/18

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MARCH 8, 2018**

1. **APPLICATION:** **Z17-051**
 Location: **2161 IKEA WAY (43240)**, being 1.69± acres located on the south side of Ikea Way, 1,045± feet east of Orion Place (part of 31844202025001; Far North Columbus Communities Coalition).

 Existing Zoning: L-C-4, Limited Commercial District.
 Request: CPD, Commercial Planned Development District.
 Proposed Use: Fuel sales with convenience retail.
 Applicant(s): Certified Oil Company; 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): Polaris 91,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.

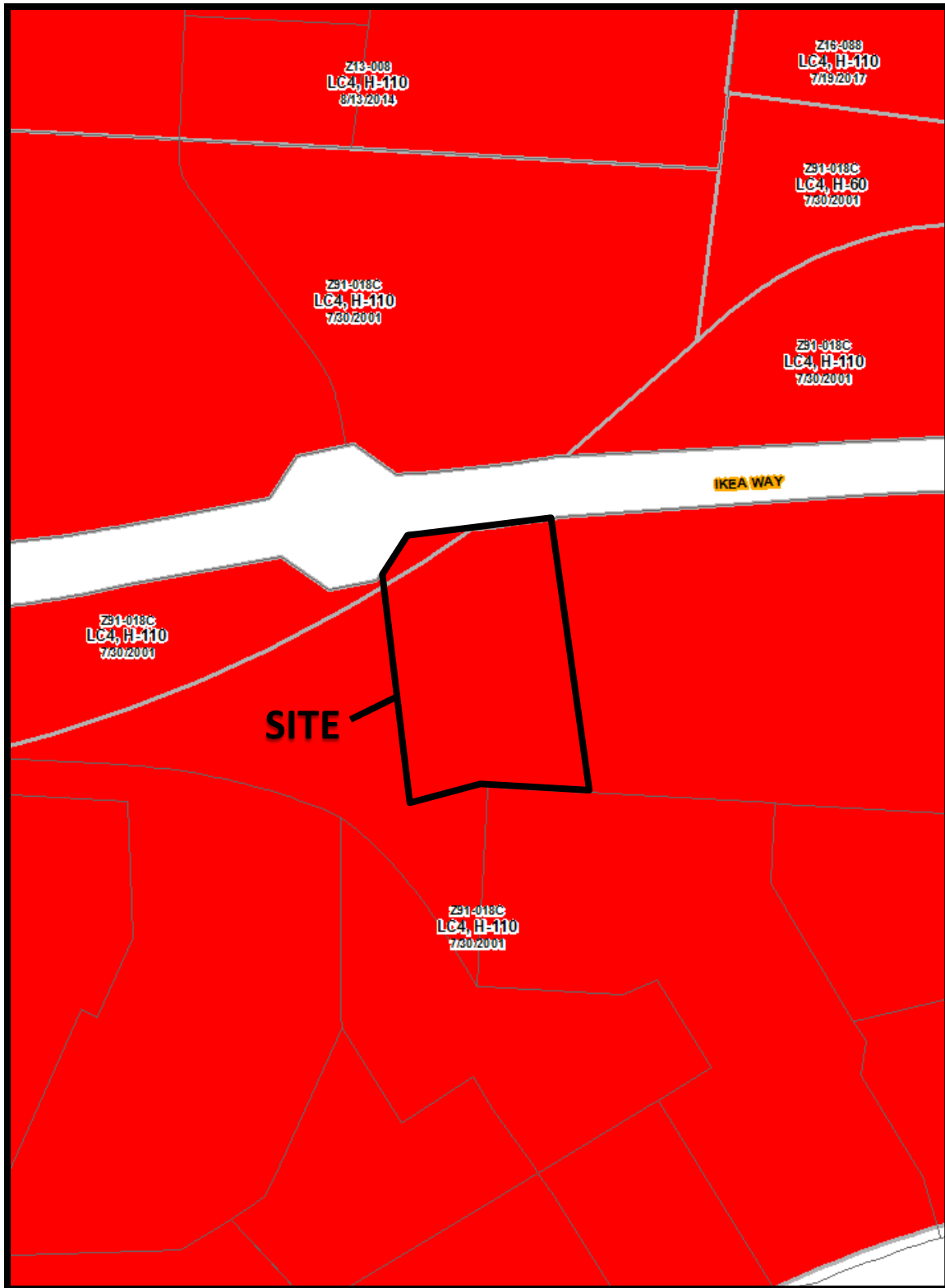
 Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

- This 1.69± acre site is undeveloped in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit fuel sales with convenience retail.
- The site is bordered to the north, east, and west by undeveloped land zoned in the L-C-4, Limited Commercial District. To the south of the site is an exercise facility 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 for this location.
- The site is within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The development text provides commitments to a site plan and includes development standards addressing setback requirements, traffic access, buffering, building elevations, outdoor display areas, and graphics provisions.

CITY DEPARTMENTS’ RECOMMENDATION: Approval.

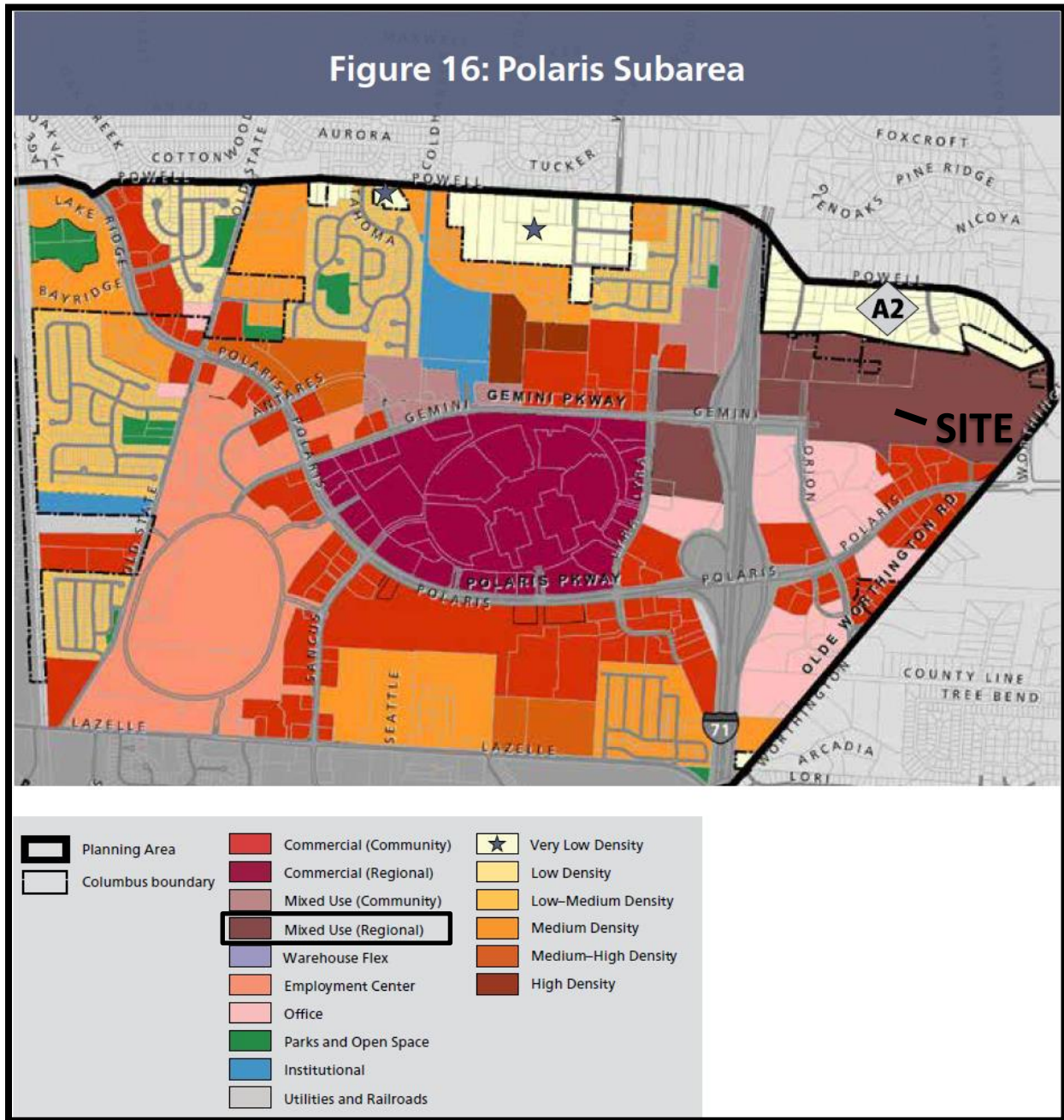
The requested CPD, Commercial Planned Development District will allow fuel sales with convenience retail that is compatible with the zoning and development standards of adjacent commercial districts and developments. The *Far North Area Plan* recommends “Regional Mixed Use” land uses at this location, which is compatible to the proposed CPD, Commercial Planned Development District.



Z17-051
2161 Ikea Way
Approximately 1.69 acres
From L-C-4 to CPD

Far North Area Plan (2014)

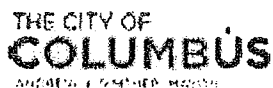
Figure 16: Polaris Subarea



Z17-051
2161 Ikea Way
Approximately 1.69 acres
From LC-4 to CPD



Z17-051
2161 Ikea Way
Approximately 1.69 acres
From L-C-4 to CPD



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 • www.bzs.columbus.gov

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

Case Number 217-051

Address 2160 IKEA way

Group Name For North Columbus Communities Coalition

Meeting Date 1/2/2018

Specify Case Type

- ☐ BZA Variance / Special Permit
- ☐ Council Variance
- ☒ Rezoning
- ☐ Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- ☒ Approval
- ☐ Disapproval

NOTES:

Vote 10-0

Signature of Authorized Representative James Palmisano

Recommending Group Title FNCCC President

Daytime Phone Number 614/832-9083

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

PLEASE NOTE: Incomplete information will result in the rejection of this submittal.
Applications must be submitted by appointment. Call 614-645-4522 to schedule.

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed.

THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z 17 - 051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 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

1. Certified Oil Company 949 King Avenue Columbus, Ohio 43215 Number of Columbus-based Employees: One Hundred Thirty-five (135) Contact: John Damrath, 614.506.9435	2. Polaris CG, LLC 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 Number of Columbus-based Employees: Zero (0) Contact: Franz Geiger, 614.481.8000
3. _____	4. _____

☐ Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Donald Plank

Donald Plank

Subscribed to me in my presence and before me this 7th day of June, in the year 2018

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

MaryAlice Wolf

My Commission Expires:



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

MaryAlice Wolf
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES SEPTEMBER 2, 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