

LINE TABLE			
LINE #	DIRECTION	LENGTH	
L1	N 1301.36° W	58.51'	
L2	S 87°21.52' W	230.37'	
L3	N 47°44.53' W	68.72'	
L4	S 87°21.52' W	84.99'	
L5	S 46°37.57' W	74.33'	
L6	N 08°08.46' E	173.51'	
L7	S 84°28.34° E	159.42'	
L8	N 82°19.48° W	133.10'	
L9	N 65°34.43° W	99.69'	
L10	N 07°38.30° E	5.69'	
L11	S 86°44.25° E	125.09'	
L12	N 01°43.33° E	104.33'	
L13	N 18°37.37° E	18.50'	
L14	S 13°01.37° E	18.50'	
L15	S 12°09.06° E	58.00'	
L16	S 61°11.37° E	89.15'	
L17	S 21°32.51° E	24.07'	
L18	S 00°40.58° E	65.74'	
L19	N 00°22.23° E	71.32'	
L20	N 02°38.08° E	95.44'	
L21	N 44°06.40° E	73.67'	
L22	S 80°54.51° E	50.10'	

CURVE #		RADIUS		DELTA		LENGTH		CHL		CHB	
C1	1695.02	157.87	250.94"	81.34	81.33	S 75.53° 59' W					
C2	1578.02	150.24"	11	286.61	286.21	S 82° 10' 29" W					
C3	136.00	81° 01' 18"	192.52	176.69	N 55° 00' 47" E						
C4	135.00	77° 02' 18"	181.52	168.15	N 24° 01' 31" E						
C5	330.00	13° 19' 56"	76.79	76.82	S 12° 37' 30" W						
C6	1578.52	11° 26' 53"	315.40	316.87	S 65° 36' 57" W						
C7	1580.02	5° 56' 00"	152.47	152.41	S 74° 10' 25" W						
C8	1637.02	3° 43' 19"	106.34	106.32	S 75° 59' 15" W						
C9	720.94	11° 11' 51"	140.90	140.67	S 06° 16' 55" E						
C10	309.00	14° 12' 56"	103.63	103.15	N 35° 51' 07" W						
C11	248.00	47° 48' 27"	186.11	186.11	N 24° 02' 51" E						
C12	1695.02	7° 51' 25"	222.58	222.42	N 81° 36' 36" E						

PLAN NOTES

- 1) The 50 foot north landscaped setback on the north property line shall consist of the existing trees and other existing plant material. The purpose of the setback is to preserve the existing trees and other plant material as a natural buffer area. Developer may plant additional trees within the setback and developer may maintain the area with the removal of dead trees as needed, both at developers expense. There shall be no buildings, structures other than the sight (8) foot fence, or pavement within the 50 foot setback. There shall be no requirement to replace dead trees or other plant material. Developer shall install an eight (8) foot tall wood or vinyl fence with 90% +/- opacity starting not more than one (1) foot above grade, in the 50 foot north landscaped setback with the fence placed generally parallel to the north property line, but the fence may be perpendicular to go around existing trees, as needed. Every effort shall be made to avoid placement of utilities in the 50 foot north landscaped setback. However, if there is no other alternative or if placement of utilities in or through the 50 foot north landscaped setback is required by the City of Columbus, then minimally invasive techniques, such as lateral boring, or minimally invasive above ground installation, if required to be above ground, shall be used for installation.
- 2) An H-110 Height District is established by the Z16--088 rezoning, subject to specific height limitation based on setback from part of the north property line, as follows. Building height shall be determined as described in Section 3303.06. Letter H, Height. Architectural features and/or building elements, such as, but not limited to, parapet walls, roof mounted mechanical equipment and associated roof mounted screening and/or the projection of an elevator shaft above the roofline shall not be included in the determination of building height.
- a) No building or structure located more than 50 feet and up to 75 feet, inclusive, from the north property line shall exceed thirty-five (35) feet in height.
- b) No building or structure located more than 50 feet and up to 150 feet, inclusive, from the north property line shall exceed sixty (60) feet in height.
- c) A building or structure located more than 150 feet from the north property line may exceed sixty (60) feet in height, as permitted in the H-110 height district, including Section 3309.142, as may be applicable.

[illegible]

CEC
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

2114 IKEA WAY (43240)
CITY OF COLUMBUS
DELAWARE COUNTY, OHIO

ZONING EXHIBIT

DATE:	FEBRUARY 26, 2020	DRAWN BY:	DBP
DWG SCALE:	1" = 100'	CHECKED BY:	MAS
PROJECT NO:	185-289		
APPROVED BY:	DBP		

Z19-064

**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).E
- 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-4Edistrict 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 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.

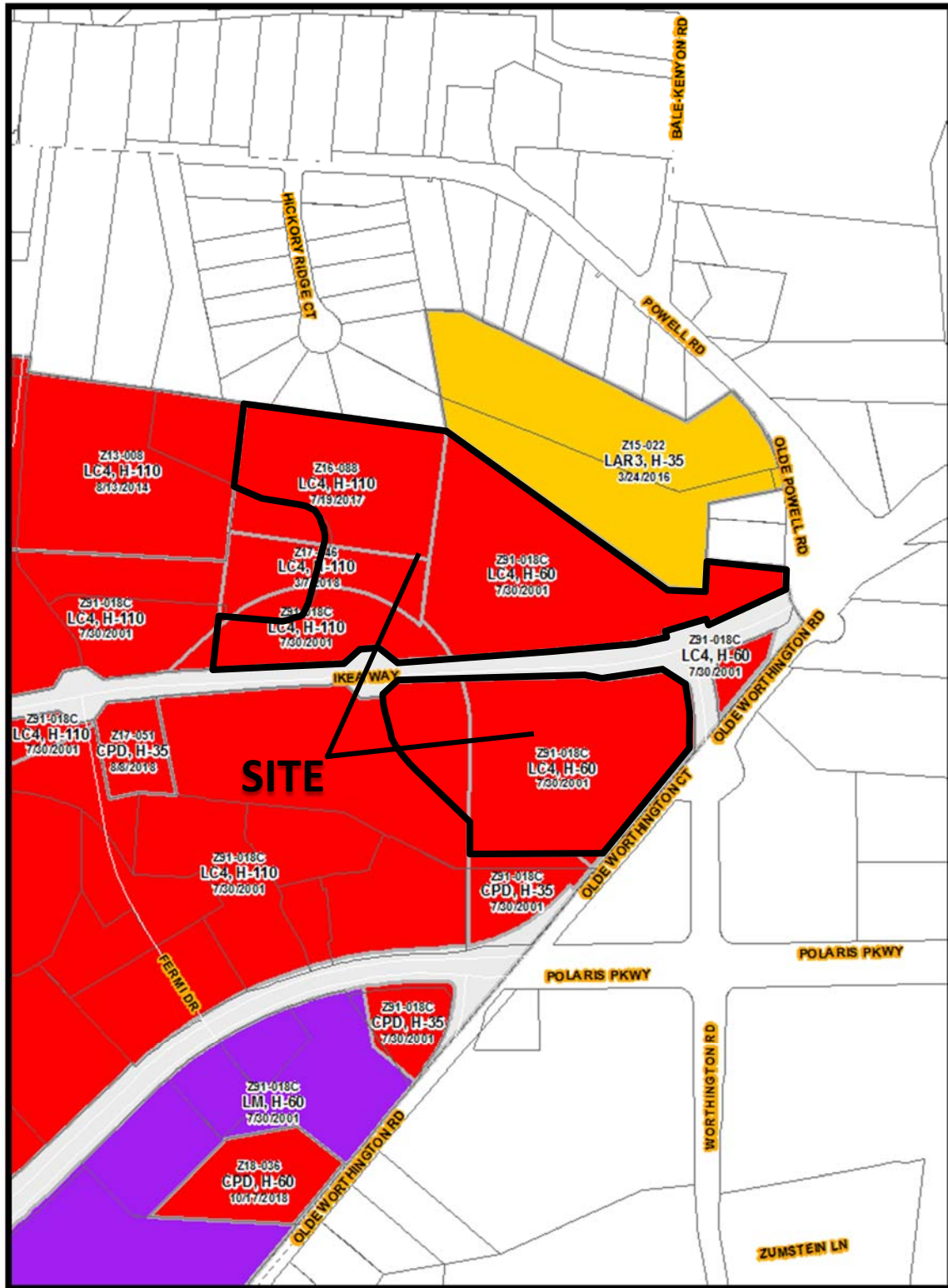
- The site is also subject to CV19-034, a request to allow for ground floor residential uses in a mixed-use development. That application will be considered by City Council, and is not considered to be concurrent to this rezoning request.
- The *Columbus Multimodal Thoroughfare Plan* identifies Ikea 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.

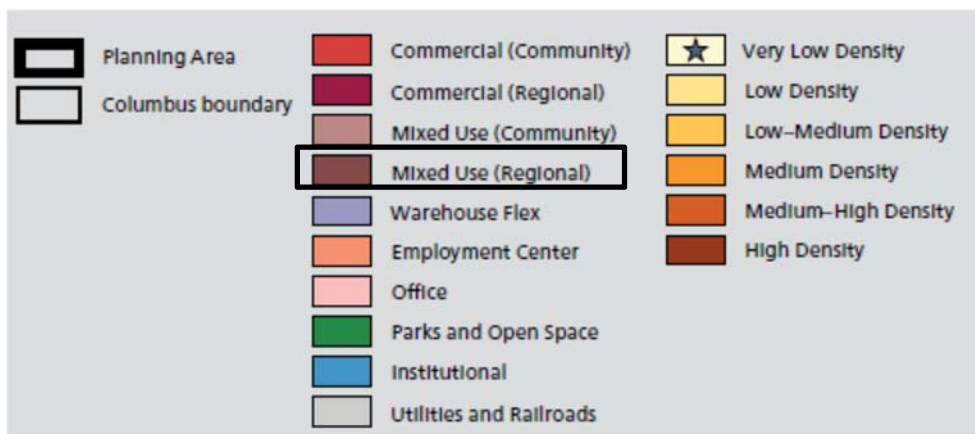
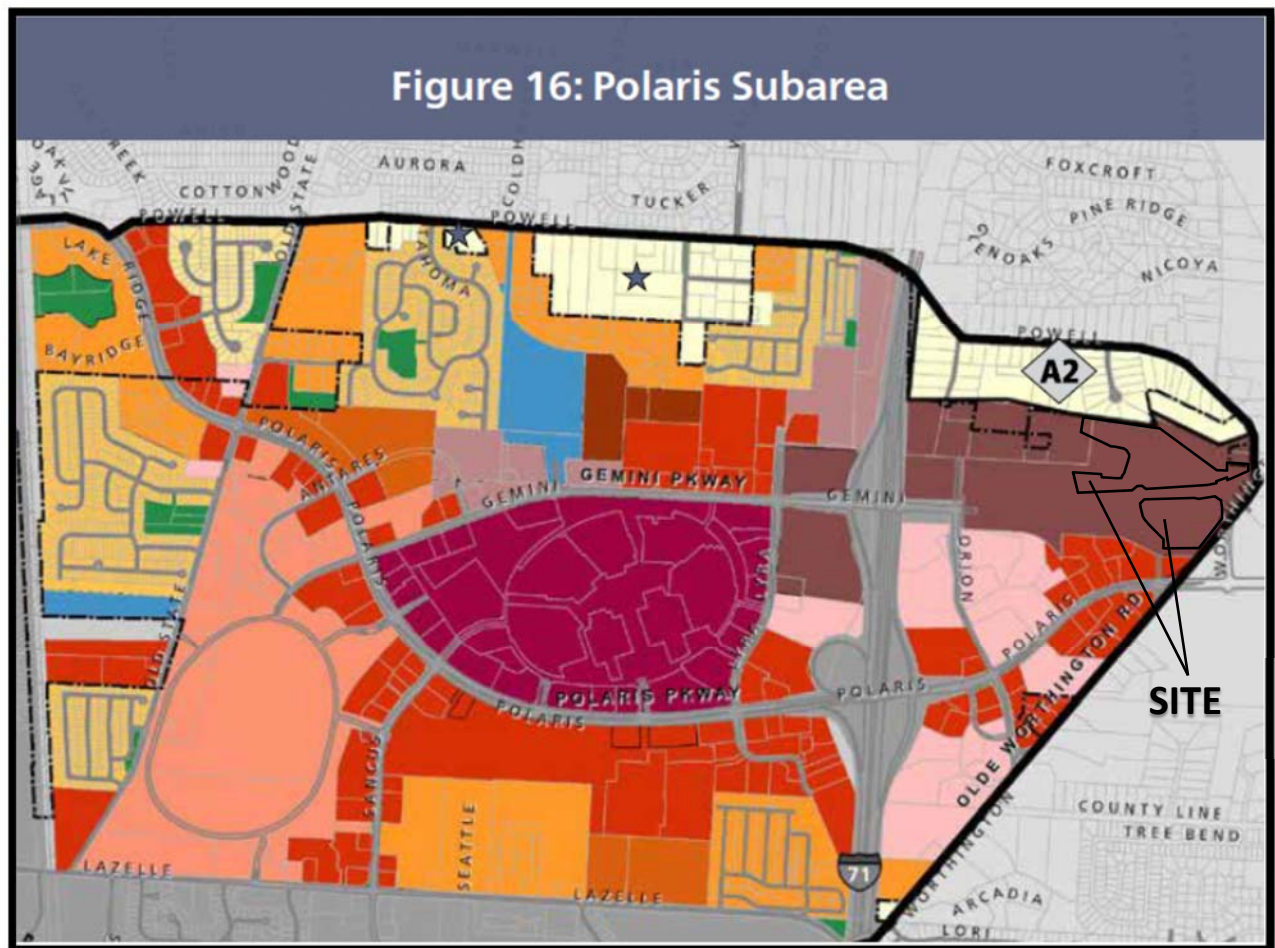
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Z19-064
2114 Ikea Way
L-C-4 to 7D8
Approximately 33.98 acres

Far North Area Plan (2014)



Z19-064
 2114 Ikea Way
 L-C-4 to 7D8
 Approximately 33.98 acres

Z19-064
2114 Ikea Way
L-C-4 to 7D8
Approximately 33.98 acres

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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

Shannon

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

Case Number

219-064

Address

2114 IKEA Way

Group Name

For North Columbus Communities Coalition

Meeting Date

9/3/19

Specify Case Type

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

Recommendation
(Check only one)

- ☒ Approval
☐ Disapproval

NOTES:

Good discussion - both sides understand each other as a result

Vote

9-0 (1 abstention)

Signature of Authorized Representative

James J. 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, 111 N Front Street, Columbus, Ohio 43215.

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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

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 19 - 064

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

1. NP/FG, LLC, 8800 Lyra Drive, Suite 650, Columbus, Ohio 43240; # Columbus based Emps: Zero (0) Contact: Franz Geiger, 614-841-1000	2. Polaris 91, LLC, 8800 Lyra Drive, Suite 650, Columbus, Ohio 43240; # Columbus based Emps: Zero (0) Contact: Franz Geiger, 614-841-1000
3. _____	4. _____

☐ 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 17th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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