



# City of Columbus

Office of City Clerk  
90 West Broad Street  
Columbus OH 43215-9015  
columbuscitycouncil.org

## Legislation Text

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**File #:** 0288-2020, **Version:** 1

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### **Rezoning Application: Z19-064**

**APPLICANT:** NP-FG, 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.

**PROPOSED USE:** Commercial development.

**DEVELOPMENT COMMISSION RECOMMENDATION:** Approval (4-0) on December 12, 2019.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval. The 33.98± acre site consists of two parcels and part of a third parcel, all undeveloped and zoned in three 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 CPD, Commercial Planned Development 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. The site is within the boundaries of the *Far North Area Plan* (2014), which recommends “Regional Mixed Use” land uses at this location. The CPD text includes use restrictions and otherwise maintains the customary building height, parking setback, access, screening, landscaping, building design, lighting, and parkland dedication commitments contained in Polaris-area commercial districts. A variance to reduce the required building setback line from 60 feet to 30 feet is incorporated into the request.

To rezone **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, From: L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District (Rezoning #Z19-064).

**WHEREAS**, application #Z19-064 is on file with the Department of Building and Zoning Services requesting rezoning of 2.85± acres from L-C-4, Limited Commercial District, To: CPD, Commercial Planned Development District; and

**WHEREAS**, the Development Commission recommends approval of said zoning change; and

**WHEREAS**, the City Departments recommend approval of said zoning change because the requested CPD, Commercial Planned Development District consolidates development standards under one district to facilitate future commercial and mixed-use development. Customary use restrictions, building height limitations, and development standards 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; now, therefore:

### **BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:**

**SECTION 1.** That the Official Zoning Map of the City of Columbus, as adopted by Ordinance No. 0179 -03, passed February 24, 2003, and as subsequently amended, is hereby revised by changing the zoning of the property as follows:

**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, and being more particularly described as follows:

**TRACT I - DESCRIPTION OF 21.452 ACRES**

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lots 16 and 17, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 21.452 acres out of a 34.966 acre tract of land conveyed to NP/FG, LLC of record in Official Record Volume 1521, Page 2394, all references being of record in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the intersection of the centerline of Worthington Road (County Road 13) and the centerline of Ikea Way (Ordinance Number 0548-2016) formerly Gemini Parkway Extension of record in Official Record Volume 1328, Page 908;

Thence with the centerline of said Ikea Way and with the arc of a curve to the right having a radius of 1637.02 feet, a central angle of 2°50'49", a chord bearing of South 75°32'59" West, a chord distance of 81.33 feet, and an arc length of 81.34 feet, to a point;

Thence North 13°01'36" West, a distance of 58.51 feet crossing said Ikea Way, to the south line of said 34.966 acre tract, being on the north right-of-way line of said Ikea Way, and being the TRUE POINT OF BEGINNING of the tract to be described;

Thence with the south line of said 34.966 acre tract and with the north right-of-way line of said Ikea Way, the following seven (7) courses:

1) With the arc of a curve to the right having a radius of 1578.52 feet, a central angle of 10°24'11", a chord bearing of South 82°10'29" West, a chord distance of 286.21 feet, and an arc length of 286.61 feet, to a point;

2) South 85°41'52" West, a distance of 412.59 feet, to a point;

3) South 87°21'52" West, a distance of 230.37 feet, to a point;

4) North 47°44'53" West, a distance of 68.72 feet, to a point;

5) South 87°21'52" West, a distance of 64.99 feet, to a point;

6) South 46°37'57" West, a distance of 74.33 feet, to a point;

7) South 87°21'52" West, a distance of 438.41 feet, to a point;

Thence North 06°06'46" East, a distance of 173.57 feet crossing said 34.966 acre tract, to the south line of a 13.176 acre tract of land conveyed to Polaris TG, LLC of record in Official Record Volume 1536, Page 217;

Thence with the property line of said 13.176 acre tract, the following six (6) courses:

1) South 84°28'34" East, a distance of 159.42 feet, to a point;

2) With the arc of a curve to the left having a radius of 136.00 feet, a central angle of 81°01'18", a chord bearing of North 55°00'47" East, a chord distance of 176.69 feet, and an arc length of 192.32 feet, to a point;

3) North 14°30'08" East, a distance of 162.38 feet, to a point;

4) With the arc of a curve to the left having a radius of 135.00 feet, a central angle of 77°02'18", a chord bearing of North

24°01'01" West, a chord distance of 168.15 feet, and an arc length of 181.52 feet, to a point;

5) North 82°19'46" West, a distance of 133.10 feet, to a point;

6) North 65°34'43" West, a distance of 99.69 feet, to the west line of said 34.966 acre tract and being on the east line of an original 8.014 acre tract of land conveyed to NP/FG, LLC of record in Official Record Volume 1190, Page 1288;

Thence North 07°00'55" East, a distance of 289.34 feet with the west line of said 34.966 acre tract and with the east line of said 8.014 acre tract, to the northwest corner of said 34.966 acre tract, being at the northeast corner of said 8.014 acre tract, and being on the south line of Lot 1219 of Hickory Ridge Corrected Plat of record in Plat Book 20, Page 178;

Thence South 82°15'54" East, a distance of 695.12 feet with the north line of said 34.966 acre tract and with the south line of Lots 1219, 1220 & 1221 of said Hickory Ridge Corrected Plat, to the southeast corner of said Lot 1221;

Thence crossing said 34.966 acre tract with the following four (4) courses:

1) North 07°38'30" East, a distance of 5.69 feet, to a point;

2) South 54°10'36" East, a distance of 935.30 feet, to a point;

3) South 86°44'25" East, a distance of 125.09 feet, to a point;

4) North 01°43'33" East, a distance of 104.33 feet, to the southwest corner of a 1.0 acre tract of land conveyed to Early Childhood Education, LLC of record in Official Record Volume 1557, Page 2371;

Thence South 85°16'46" East, a distance of 269.51 feet with a north line of said 34.966 acre tract and with the south line of said 1.0 acre tract, to a northwest corner of the right-of-way of said Ikea Way;

Thence with the south line of said 34.966 acre tract and with the north right-of-way line of said Ikea Way, the following five (5) courses:

1) With the arc of a curve to the left having a radius of 330.00 feet, a central angle of 13°19'56", a chord bearing of South 12°37'33" East, a chord distance of 76.62 feet, and an arc length of 76.79 feet, to a point;

2) With the arc of a curve to the right having a radius of 1578.52 feet, a central angle of 11°26'53", a chord bearing of South 65°38'57" West, a chord distance of 314.87 feet, and an arc length of 315.40 feet, to a point;

3) North 18°37'37" West, a distance of 18.50 feet, to a point;

4) With the arc of a curve to the right having a radius of 1560.02 feet, a central angle of 5°36'00", a chord bearing of South 74°10'23" West, a chord distance of 152.41 feet, and an arc length of 152.47 feet, to a point;

5) South 13°01'37" East, a distance of 18.50 feet, to the TRUE POINT OF BEGINNING, containing 21.452 acres of land, more or less, there being 12.205 acres out of Farm Lot 16 and 9.247 acres out of Farm Lot 17, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on GPS observations using NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Documentation.

## **TRACT II - DESCRIPTION OF 12.529 ACRES**

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 17, Quarter Township 4,

Township 3, Range 18, United States Military Lands, being 12.529 acres out of a 90.848 acre tract of land conveyed to Polaris 91, LLC of record in Official Record Volume 1094, Page 959, all references being of record in the Recorder's Office, Delaware County, Ohio, and being more particularly described as follows:

BEGINNING FOR REFERENCE at the intersection of the centerline of Worthington Road (County Road 13) and the centerline of Ikea Way (Ordinance Number 0548-2016) formerly Gemini Parkway Extension of record in Official Record Volume 1328, Page 908;

Thence with the centerline of said Ikea Way and with the arc of a curve to the right having a radius of 1637.02 feet, a central angle of  $3^{\circ}43'19''$ , a chord bearing of South  $75^{\circ}59'15''$  West, a chord distance of 106.32 feet, and an arc length of 106.34 feet, to a point;

Thence South  $12^{\circ}09'06''$  East, a distance of 58.00 feet crossing said Ikea Way, to the south right-of-way line of said Ikea Way, and being the TRUE POINT OF BEGINNING of the tract to be described;

Thence with the west right-of-way line of said Worthington Road, the following four (4) courses:

- 1) South  $61^{\circ}17'37''$  East, a distance of 88.15 feet, to a point;
- 2) South  $21^{\circ}32'51''$  East, a distance of 24.07 feet, to a point;
- 3) With the arc of a curve to the right having a radius of 720.94 feet, a central angle of  $11^{\circ}11'51''$ , a chord bearing of South  $06^{\circ}16'55''$  East, a chord distance of 140.67 feet, and an arc length of 140.90 feet, to a point;
- 4) South  $00^{\circ}40'58''$  East, a distance of 65.74 feet, to the southeast line of said 90.848 acre tract and being on the northwest right-of-way line of Olde Worthington Court;

Thence South  $39^{\circ}54'21''$  West, a distance of 518.91 feet with the southeast line of said 90.848 acre tract and with the northwest right-of-way line of said Olde Worthington Court, to a southeast corner of said 90.848 acre tract and being at the northeast corner of a 2.013 acre tract of land conveyed to 2200 Polaris Columbus Carwash LLC of record in Official Record Volume 1615, Page 2429;

Thence South  $89^{\circ}50'20''$  West, a distance of 444.01 feet with the south line of said 90.848 acre tract, with the north line of said 2.013 acre tract, and with the north line of a 3.624 acre tract of land conveyed to Polaris Neighborhood Center IV, LLC of record in Official Record Volume 806, Page 2284, to a point;

Thence North  $00^{\circ}23'23''$  East, a distance of 71.32 feet crossing said 90.848 acre tract, to the east right-of-way line of a proposed road;

Thence with the east right-of-way line of said proposed road, the following four (4) courses:

- 1) With the arc of a curve to the left having a radius of 309.00 feet, a central angle of  $19^{\circ}12'56''$ , a chord bearing of North  $35^{\circ}51'07''$  West, a chord distance of 103.15 feet, and an arc length of 103.63 feet, to the south right-of-way line of said Ikea Way;

2) North 45°27'35" West, a distance of 225.45 feet, to a point;

3) With the arc of a curve to the right having a radius of 249.00 feet, a central angle of 42°49'27", a chord bearing of North 24°02'51" West, a chord distance of 181.81 feet, and an arc length of 186.11 feet, to a point;

4) North 02°38'08" West, a distance of 95.44 feet, to the south right-of-way line of said Ikea Way;

Thence with the south right-of-way line of said Ikea Way, the following five (5) courses:

1) North 44°06'40" East, a distance of 73.67 feet, to a point;

2) North 87°21'52" East, a distance of 230.37 feet, to a point;

3) North 89°01'52" East, a distance of 422.81 feet, to a point;

4) South 80°54'51" East, a distance of 50.10 feet, to a point;

5) With the arc of a curve to the left having a radius of 1695.02 feet, a central angle of 7°31'25", a chord bearing of North 81°36'36" East, a chord distance of 222.42 feet, and an arc length of 222.58 feet, to the TRUE POINT OF BEGINNING, containing 12.529 acres of land, more or less, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on GPS observations using NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Documentation.

**To Rezone From:** L-C-4, Limited Commercial District,

**To:** CPD, Commercial Planned Development District.

**SECTION 2.** That a Height District of one hundred and ten (110) feet is hereby established on the CPD, Commercial Planned Development District on this property.

**SECTION 3.** That the Director of the Department of Building and Zoning Services be, and is hereby authorized and directed to make the said change on the said original zoning map and shall register a copy of the approved CPD, Commercial Planned Development District and Application among the records of the Department of Building and Zoning Services as required by Section 3311.12 of the Columbus City Codes; said plan being titled, "**ZONING EXHIBIT**," and text being titled, "**DEVELOPMENT TEXT**," signed by David Perry, Agent for the Applicant, and Donald Plank, Attorney for the Applicant, both dated February 26, 2020, and the text reading as follows:

**(SEE ATTACHMENT FILE TITLED, "ORD0288-2020\_DEVELOPMENT TEXT")**

**SECTION 4.** That this ordinance shall take effect and be in force from and after the earliest period allowed by law.