THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

# REZONING APPLICATION

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

OFFICE USE ONLY

Application #: 216-088
Date Received: 12/27/16
Application Accepted By: SP + KP Fee: $5,440
Comments: Assigned to Michael Maret; 614-645-2749; mjmaret@columbus.gov

**LOCATION AND ZONING REQUEST:**

Certified Address (for Zoning Purposes) 2090 Ikea Way, Columbus, Ohio Zip 43240
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 318-442-02-025-001 Part of (7.152 acres - Delaware County)

☐ ***Check here if listing additional parcel numbers on a separate page.***

Current Zoning District(s) L-C-4 Requested Zoning District(s) L-C-4

Area Commission Area Commission or Civic Association: Far North Columbus Communities Coalition

Proposed Use or reason for rezoning request: Modify existing L-C-4

(continue on separate page if necessary)

Proposed Height District: H-110 Acreage 7.152 +/- Ac.
[Columbus City Code Section 3309.14]

**APPLICANT:**

Name Polaris 91, LLC c/o Dave Perry (David Perry Company, Inc.)
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

**PROPERTY OWNER(S):**

Name Polaris 91, LLC c/o Dave Perry (David Perry Company, Inc.)
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email dave@daveperryco.net

☐ ***Check here if listing additional property owners on a separate page***

**ATTORNEY / AGENT** (CHECK ONE IF APPLICABLE) ☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm
Address 423 East Town Street, 2nd Floor City/State Columbus, Ohio Zip 43215
Phone # 614-228-1727 Fax # 614-228-1790 Email: dplank@planklaw.com

**SIGNATURES** (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Polaris 91 LLC by David B. Perry, Agent
PROPERTY OWNER SIGNATURE Polaris 91 LLC by David B. Perry, Agent
ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

**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**

# City of Columbus
# Zoning Plat

N
W E
S

# ZONING NUMBER

**The Zoning Number Contained on This Form is Herein Certified to Obtain Zoning, Rezoning, and Variances, and is NOT to be Used for the Securing of Building & Utility Permits**

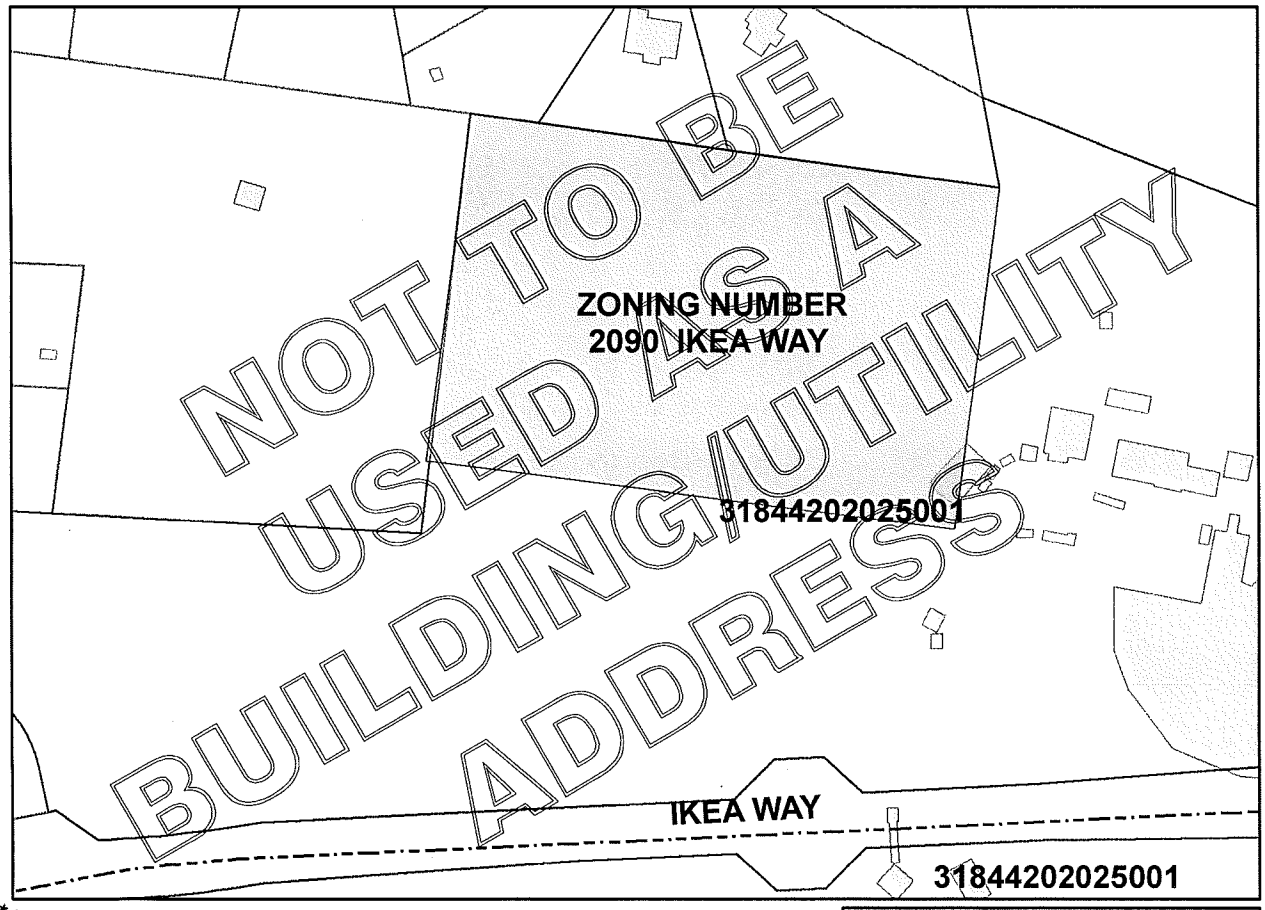
**Parcel ID: 31844202025001**

**Zoning Number: 2090** **Street Name: IKEA WAY**

**Lot Number: N/A** **Subdivision: N/A**

**Requested By: DAVID PERRY COMPANY (DAVE PERRY)**

**Issued By:** Adyana Wmariam **Date: 11/1/2016**




SCALE: 1 inch = 250 feet

GIS FILE NUMBER: 78196

FRANK D. WILLIAMS, ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

Z16-088

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THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

# REZONING APPLICATION

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

# AFFIDAVIT

**(See instruction sheet)**

APPLICATION # Z16-088

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Dave Perry (David Perry Company, Inc.) ----------
of **(1)** MAILING ADDRESS 423 East Town Street, 2nd Floor, Columbus, Ohio 43215 ----------
deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at
**(2)** CERTIFIED ADDRESS FOR ZONING PURPOSES 2090 Ikea Way, Columbus, Ohio 43240
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** 12/27/16
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS
☐ *Check here if listing additional property owners on a separate page.*

**(4)** Polaris 91, LLC
c/o Dave Perry (David Perry Company, Inc.)
423 East Town Street, 2nd Floor
Columbus, Ohio 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Polaris 91, LLC (c/o Dave Perry)
614-228-1727

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

**(5)** Far North Columbus Communities Coalition
c/o Mr. Jim Palmisano
7984 Brookpoint Place, Westerville, OH 43061

and that the attached document (6) is a list of the **names** and **complete mailing addresses**, including **zip codes**, as shown on the **County Auditor's Current Tax List or the County Treasurer's Mailing List**, of all the **owners of record of property within 125 feet** of the exterior boundaries of the property for which the application was filed, **and** all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT **(8)** [signature]

Subscribed to me in my presence and before me this 20th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC **(8)** Stacey L. Danza

My Commission Expires: 11-5-2018

***This Affidavit expires six months after date of notarization.***

*Notary Seal Here*

NOTARIAL SEAL
STATE OF OHIO

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**

Revised 12/15slp

**EXHIBIT A, Public Notice**
**2090 Ikea Way**
**Z17-_____**
**December 27, 2016**

**APPLICANT**

Polaris 91, LLC
c/o David Perry
David Perry Company, Inc.
423 E Town Street, 2nd Floor
Columbus, Ohio 43215

**PROPERTY OWNER**

Polaris 91, LLC
c/o David Perry
David Perry Company, Inc.
423 E Town Street, 2nd Floor
Columbus, Ohio 43215

**ATTORNEY FOR APPLICANT**

Donald Plank
Plank Law Firm
423 E Town Street, 2nd Floor
Columbus, OH 43215

**COMMUNITY GROUP:**

Far North Columbus Communities Coalition
c/o Jim Palmisano
7984 Brookpoint Place
Westerville, Ohio 43061

**PROPERTY OWNERS WITHIN 125 FEET**

Ikea Property, Inc.
420 Alan Wood Road
Conshohocken, PA 19428

State of Ohio Department of Transportation
1980 W Broad Street, 3rd Floor
Columbus, Ohio 43223

Opfree RE Investments, Ltd.
2941 S. Lake Vista
Lewisville, TX 75067

Patrick J. Kelly
1240 NE 92nd Avenue
Seattle, WA 98115

Polaris Office Partners
8800 Lyra Drive
Columbus, Ohio 43240

Polaris Jam, LLC
8800 Lyra Drive
Columbus, Ohio 43240

NP Limited Partnership
8800 Lyra Drive
Columbus, Ohio 43240

Polaris GG, LLC
Attn: PM Dept 3331
11995 El Camino Real
San Diego, CA 92130

Polaris Neighborhood Center IV, LLC
8800 Lyra Drive
Columbus, Ohio 43240

Buckeye Express Carwash, LLC
6021 Coca Cola Boulevard
Columbus, GA 31909

Giuseppe A. Pingue, Sr.
1445 Worthington Woods Blvd.
Worthington, Ohio 43085

Telhio Credit Union, Inc.
96 North Fourth Street
Columbus, Ohio 43215

Westar Neighborhood Retail Center, LLC
8800 Lyra Drive
Columbus, Ohio 43240

Polaris Beetle, LLC
8800 Lyra Drive
Columbus, Ohio 43240

Financiang VI Healthcare Property, LLC
200 International Circle
Cockeysville, MD 21030

Marsh Fredrik
Elizabeth G Passero, TR
233 Ballard Drive
Gahanna, Ohio 43230

Elizabeth Rarey, TR
8001 Worthington Road
Galena, Ohio 43021

Board of Commissioners of Delaware County, Ohio
101 North Sandusky Street
Delaware, Ohio 43015

Endeavor Pas Propco, LLC
848 Bricknell Avenue
Miami, FL 33131

Joe Stephen Kersey
7970 Worthington Road
Galena, Ohio 43021

School House Property, LLC
154 West Schrock Road
Westerville, Ohio 43081

Dallas and Julie Cooper
3745 E Powell Road
Lewis Center, Ohio 43035

Acorn Farms, Inc.
7679 Worthington Road
Galena, Ohio 43021

Vincent K Chu
7911 Bale-Kenyon Road
Lewis Center, Ohio 43035

NP/FG, LLC
8800 Lyra Drive
Columbus, Ohio 43240

Barbara A Hamelberg
8035 Hickory Ridge Court
Lewis Center, Ohio 43035

Robert B. Byers, TR
8043 Hickory Ridge Court
Lewis Center, Ohio 43035

Richard A. and Linda S. Grosh
8028 Hickory Ridge Court
Lewis Center, Ohio 43035

Addison and Teresa L Smith
8044 Hickory Ridge Court
Lewis Center, Ohio 43035

Stephanie R Flowers
Carroll Michael
3462 E. Powell Road
Lewis Center, Ohio 43035

**ALSO NOTIFY:**

Polaris 91, LLC
c/o Franz Geiger
8800 Lyra Drive
Columbus, Ohio 43240

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING
AND ZONING SERVICES

**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 # 216-088

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm) ----------
of (COMPLETE ADDRESS) 423 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, Sate, Zip
Number of Columbus based employees
Contact name and number

| | |
|---|---|
| 1. Polaris 91, LLC<br>8800 Lyra Drive<br>Columbus, Ohio 43240<br># of Columbus Based Employees: 0<br>Contact: Franz Geiger (614) 841-1000 | 2.<br>---------- |
| 3.<br>---------- | 4.<br>---------- |

☐ *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 20th day of December, in the year 2016

SIGNATURE OF NOTARY PUBLIC Stacy L. Danza

My Commission Expires: 11-5-2018

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

*Notary Seal Here*

NOTARIAL SEAL STATE OF OHIO

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

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**Please make all checks payable to the Columbus City Treasurer**

Revised 12/15 slp

CT Consultants
engineers | architects | planners

## Description of a 7.152 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 16, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 7.152 acres out of Farm Lot 16, being 7.152 acres out of a 90.848 acre tract of land described in a deed to Polaris 91, LLC of record in Official Record Volume 1094, Page 959, and being more particularly described as follows:

**BEGINNING** at the northeast corner of an 8.014 acre tract of land described in a deed to NP/FG, LLC of record in Official Record Volume 1190, Page 1288 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°21'30" East, a distance of 694.52 feet with the south line of Lots 1219, 1220 and 1221 of said Hickory Ridge Corrected Plat and with the north line of said 90.848 acre tract, to the southeast corner of said Lot 1221;

Thence crossing said 90.848 acre tract with the following two (2) courses and distances:

1) South 07°38'30" West, a distance of 450.00 feet, to a point;

2) North 82°21'30" West, a distance of 690.07 feet, to the east line of said 8.014 acre tract;

Thence North 07°04'29" East, a distance of 450.02 feet with the east line of said 8.014 acre tract, to the **TRUE POINT OF BEGINNING** containing 7.152 acres of land, more or less.

**Basis of Bearings:** Bearings are based on data acquired by GPS observations as per NAD 83 (1986) - Ohio State Plane Coordinate System - North Zone from the Delaware County Geodetic Control Monumentation.

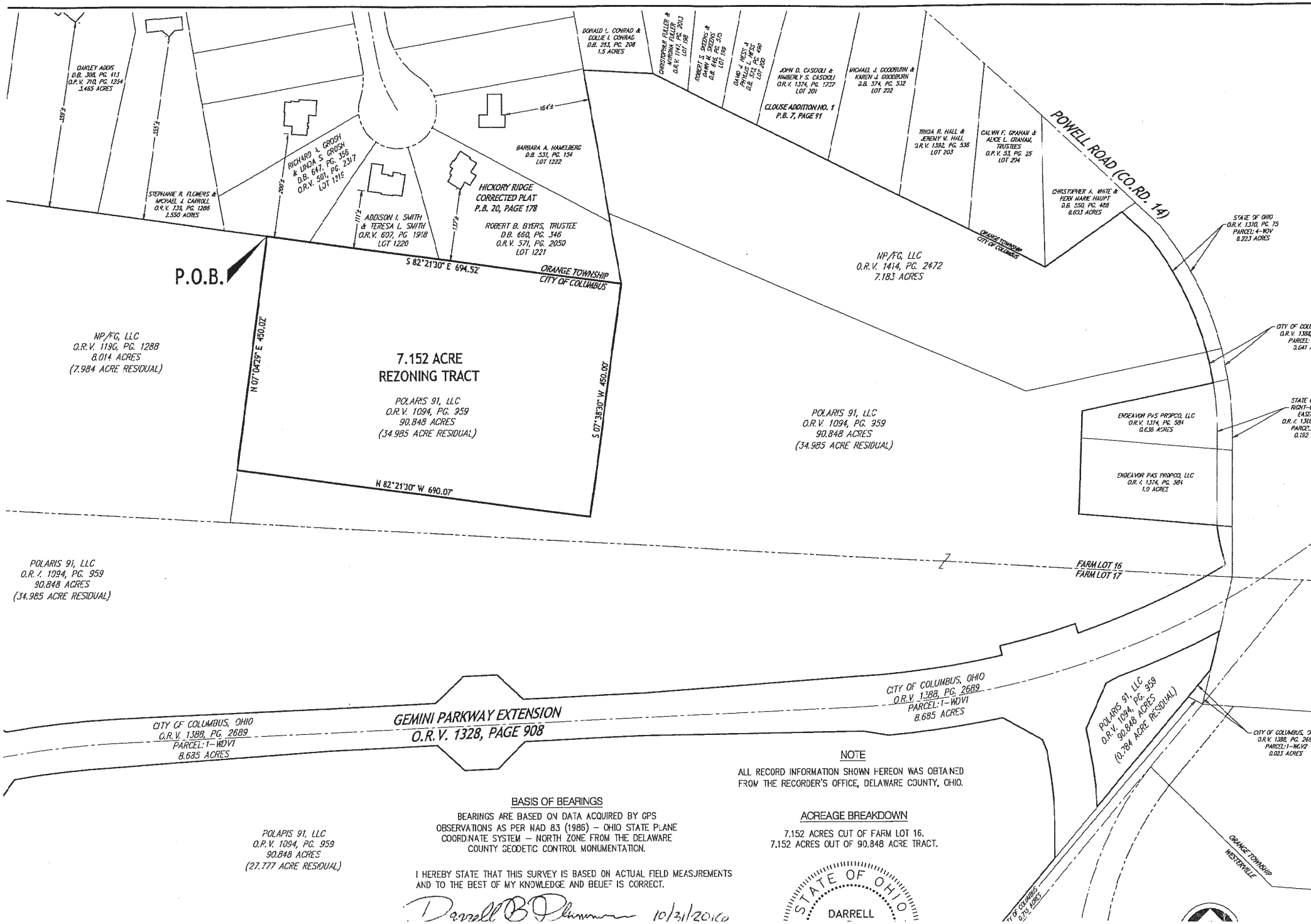
The above description is based on and referenced to an exhibit titled "Rezoning Exhibit of a 7.152 Acre Tract" prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Darrell B. Plummer 10/31/2016

Darrell B. Plummer, Professional Surveyor No. 7595 Date

STATE OF OHIO
DARRELL B. PLUMMER 7595
REGISTERED PROFESSIONAL SURVEYOR

Z16-088




NOTE

ALL RECORD INFORMATION SHOWN HEREON WAS OBTAINED FROM THE RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

BASIS OF BEARINGS

BEARINGS ARE BASED ON DATA ACQUIRED BY GPS OBSERVATIONS AS PER NAD 83 (1986) – OHIO STATE PLANE COORDINATE SYSTEM – NORTH ZONE FROM THE DELAWARE COUNTY GEODETIC CONTROL MONUMENTATION.

ACREAGE BREAKDOWN

7.152 ACRES CUT OF FARM LOT 16.
7.152 ACRES OUT OF 90.848 ACRE TRACT.

I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B Plummer 10/31/2016

STATE OF OHIO
DARRELL

**DEVELOPMENT TEXT**
**L-C-4, Limited Commercial District**

**PROPERTY ADDRESS:** 2054 Ikea Way, Columbus, OH 43240
**PID:** 27-31844202025001 (part of) (Delaware County)
**AREA:** 7.152 +/- ac
**EXISTING ZONING:** L-C-4, Limited Commercial District
**PROPOSED ZONING:** L-C-4, Limited Commercial District
**APPLICANT:** Polaris 91, LLC c/o Dave Perry, David Perry Company, Inc., 423 E. Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215
**PROPERTY OWNER:** Polaris 91, LLC c/o Dave Perry, David Perry Company, Inc., 423 E. Town Street, FL 2, Columbus, OH 43215 and Donald Plank, Plank Law Firm, LPA, 423 E. Town Street, FL 2, Columbus, Ohio 43215
**DATE OF TEXT:** December 23, 2016
**APPLICATION NUMBER:** Z17-_____

1. INTRODUCTION:

The 7.152 +/- acres is zoned L-C-4, Limited Commercial by Ordinance 1413-01, passed July 30, 2001 (Z91-018C). Applicant proposes to rezone the site to modify setback language from the original 1991 ordinance that established commercial zoning for the Polaris development in the City of Columbus. Recent rezoning, including adjacent property to the west (Ordinance 1544-2014, Z13-008), have contained the same setback language as is proposed for this site. The site is designated as "Regional Mixed Use" in the Far North Plan (2014). The "Regional Mixed Use" designation supports commercial land use and recognizes the Polaris Centers of Commerce and other commercial development as the appropriate land use, as permitted under the current and the proposed zoning. Extensive deed restrictions and design review (Polaris Design Review Board) for review of both the site plan and architecture.

2. PERMITTED USES: The following uses shall be permitted:

All uses of Section 3356.03, C-4 Permitted Uses, except the following:

1.Billboards

2.Off premise graphics except for (i) graphics which identify an overall development on the subject property (such as a large office park or shopping center) and the management of the development and (ii) graphics identifying uses within the Subarea in which the graphics are located or a Subarea contiguous to the Subarea in which the graphics are located or (iii) as approved by the Columbus Graphics Commission as part of a Graphics Plan. Off-premise graphics are subject to approval by the Columbus Graphics Commission.

3.Used car lots, except used car lots used in conjunction with the sale of new cars.

4.Outside storage of items with the exception of items offered for sale and accessory to a permitted use, such as hardware, lumber, or landscaping sales uses, etc.

5.Storage of hazardous wastes except for small quantities generated or used in connection with testing labs or other permitted use under controlled conditions in compliance with all laws regulating such materials.

6.Halfway House.

3. DEVELOPMENT STANDARDS: Except as specified herein, the applicable development standards shall be as specified in the C-4, Commercial District.

A. Density, Height, Lot and/or Setback Commitments.

1. Building Height: The height district shall be H-110, allowing for a 110-foot height limitation in accordance with Sections 3309.14 and 3309.142 of the Columbus Zoning Code, except as follows.

a) Building and Structure Height (permitted height measured from the north property line of the 7.152 +/- acres being rezoned):

1) No building or structure (or any portion thereof) shall be permitted less than fifty (50) feet from the north property line of the area being rezoned and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27-31844202012000 ("Byers").

2) Any building or structure (or any portion thereof) located more than fifty (50) feet and up to seventy-five (75) feet from the north property line of the area being rezoned and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27- 31844202012000 ("Byers"), shall not exceed thirty-five (35) feet in height.

3) Any building or structure (or any portion thereof) located more than seventy-five (75) feet and up to one-hundred fifty (150) feet from the north property line of the area being rezoned and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith");

and 8043 Hickory Ridge Court, PID 27- 31844202012000 ("Byers"), shall not exceed sixty (60) feet in height.

4) A building or structure (or any portion thereof) located more than one-hundred fifty (150) feet from from the north property line of the area being rezoned and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27-31844202012000 ("Byers"), may exceed sixty feet in height, as permitted in the H-110 height district, including Section 3309.142, as may be applicable.

2. Building Lines:

a) The building setback line shall be fifty (50) feet from any public street, fifteen (15) feet from any side property line, and ten (10) feet from any rear property line, except as otherwise set forth in Section A.1, and as follows in 2b):

b) No building setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning Clearance has been issued and the parcel created by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.

3) Parking Setback:

a) There shall be a minimum thirty (30) foot parking setback from all public streets.

b)A minimum fifty (50) foot landscaped parking setback shall be provided along and parallel to the north property line of the area being rezoned and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27- 31844202012000 ("Byers"). The minimum fifty (50) foot landscaped parking setback shall consist of preservation of existing trees and supplemental planting and fencing (See Section 3.C.7).

c) No parking or maneuvering areas, except driveways, shall be constructed nearer than three (3) feet from any side or rear property line, except as required above (b) and as follows:

1) Internal aisles for vehicular circulation within parking lots to provide internal connection and circulation between adjacent parking lots are permitted.

2) No parking or maneuvering setback shall be required from any property line, other than a property line abutting a public street, that is created within and internal to a larger site for which a Certificate of Zoning Clearance has been issued and the parcel created

by the property line continues to function as part of the overall site for which the Certificate of Zoning Clearance was issued.

B. Access, Loading, Parking and/or other Traffic Related Commitments.

1) There shall be no vehicular access to East Powell Road.

2) The site does not directly abut any public street for vehicular access. Vehicular access will be provided through the adjacent commercially zoned property to the east, west or south.

C. Buffering, Landscaping, Open Space and/or Screening Commitments.

1) Screening with landscaping (or screening materials which may consist of any combination of earth mounding, landscaping, walls, and/or fences) shall be provided so as to hide trash collection areas and waste storage area from view, to a minimum opacity of not less than 100%. All such landscaping shall be properly trimmed and all screening shall be maintained in a neat and tidy manner. All service areas shall be separated from public circulation and parking areas.

2) Where freestanding walls are used for screening, they shall be integrated into the building design and/or landscaping plan so as to appear to be a natural element of the building and/or lot on which such building is located.

3) Provision for handling all truck service shall be totally within each parcel. No off-street loading areas or loading docks shall be located on or along the front wall of any building, within the front yard of any parcel or nearer than fifteen (15) feet from any side or rear property line. Off-street loading areas or loading docks located on or along the side wall of any building shall in no event be located nearer than twenty-five (25) feet from the front of the building and such facilities and all activities therein shall be screened from view from all public streets with buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6 feet high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

4) Any freight loading area located within fifty (50) feet of a residentially zoned property used for residential purposes shall be screened from such residential property by buildings or view-obscuring treatment such as landscaped mounds, a wall or fence, dense planting, strips of trees or shrubs, or a combination thereof so as to achieve a minimum height of 6 foot high and an opacity of not less than seventy five percent (75%). All such view-obscuring measures shall be maintained in good condition and appearance by the owner of the property containing such freight loading area at all times.

5) Each parcel shall provide minimum three (3) foot wide landscape buffer areas within the parcel, if not in conflict with a more restrictive standard of this text, and adjacent and parallel to the side and rear property lines, except where abutting the fifty (50) foot north buffer setback, where no building setback is required, where aisles connect adjacent parking lots and where no parking setback is required. The surface of the side and rear buffer areas shall be expressly reserved for the planting of lawns, trees or shrubs and no structures (except approvable graphics), equipment of any nature (except utility equipment, which shall be either underground or fully screened) or paved areas (except driveways) shall be permitted within the side and rear buffer areas.

6) Each parcel shall provide in the front of the parcel, along any public street, a minimum thirty (30) foot wide landscape buffer area, unless otherwise permitted in this development text, outside of but adjacent and parallel to any public street. Except for graphics and driveways, the surface of the front buffer area shall be expressly reserved for the planting of lawns, trees or shrubs. Storm water detention or retention areas may occur in said buffer areas.

7) The minimum fifty foot (50) foot landscaped setback (A.3.b.) along and generally parallel to the north property line of the area being rezoned, and, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27- 31844202012000 ("Byers"), shall be left in its current natural state with existing trees to remain. Additional tree planting of appropriate types and quantities of deciduous and/or evergreen plant material, as determined by an arborist or landscape architect at the time contiguous site development is proposed, may be planted within the 50 foot parking setback. A wood, board on board fence, a minimum of eight (8) feet tall, starting not more than one (1) foot above grade, and approximately 90% opaque, shall be built and maintained along the north property line where contiguous with the referenced property owners.

8) For all retaining walls an area to be planted with shrubs and/or vines shall be provided between the wall and any paved area.

9) All open areas on each developed parcel not occupied by buildings, structures, outside storage areas, parking areas, street right-of-way paved areas, driveways, walkways and off-street loading areas shall be suitably graded and drained and shall be landscaped with lawns, trees and shrubs.

D. Building Design and/or Interior-Exterior Treatment Commitments.

Buildings shall be finished with the same level and quality of finish on all four (4) sides. There shall be no exposed smooth face concrete block.

E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.

1)There shall be no parking lot lighting within fifty feet (50) feet of the north property line of the area being rezoned, meaning, specifically, where directly abutting and adjacent to the south property line of property addressed as Hickory Ridge Court (unimproved lot, no street address) PID 27- 31844202014000, ("Grosh"); 8440 Hickory Ridge Court, PID: 27-31844202013000, ("Smith"); and 8043 Hickory Ridge Court, PID 27-31844202012000 ("Byers").

2) All new or relocated utility lines shall be installed underground, unless the applicable utility company requires above ground installation.

F. Graphics and Signage Commitments.

1) All graphics shall conform to Article 15 of the Columbus City Code, as it applies to the C-4, Commercial District. Any variance to the applicable requirements of the C-4, Commercial District, shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous.

1) Applicable Parkland Dedication Ordinance (PDO) fees shall be paid prior to approval of a final Site Compliance Plan.

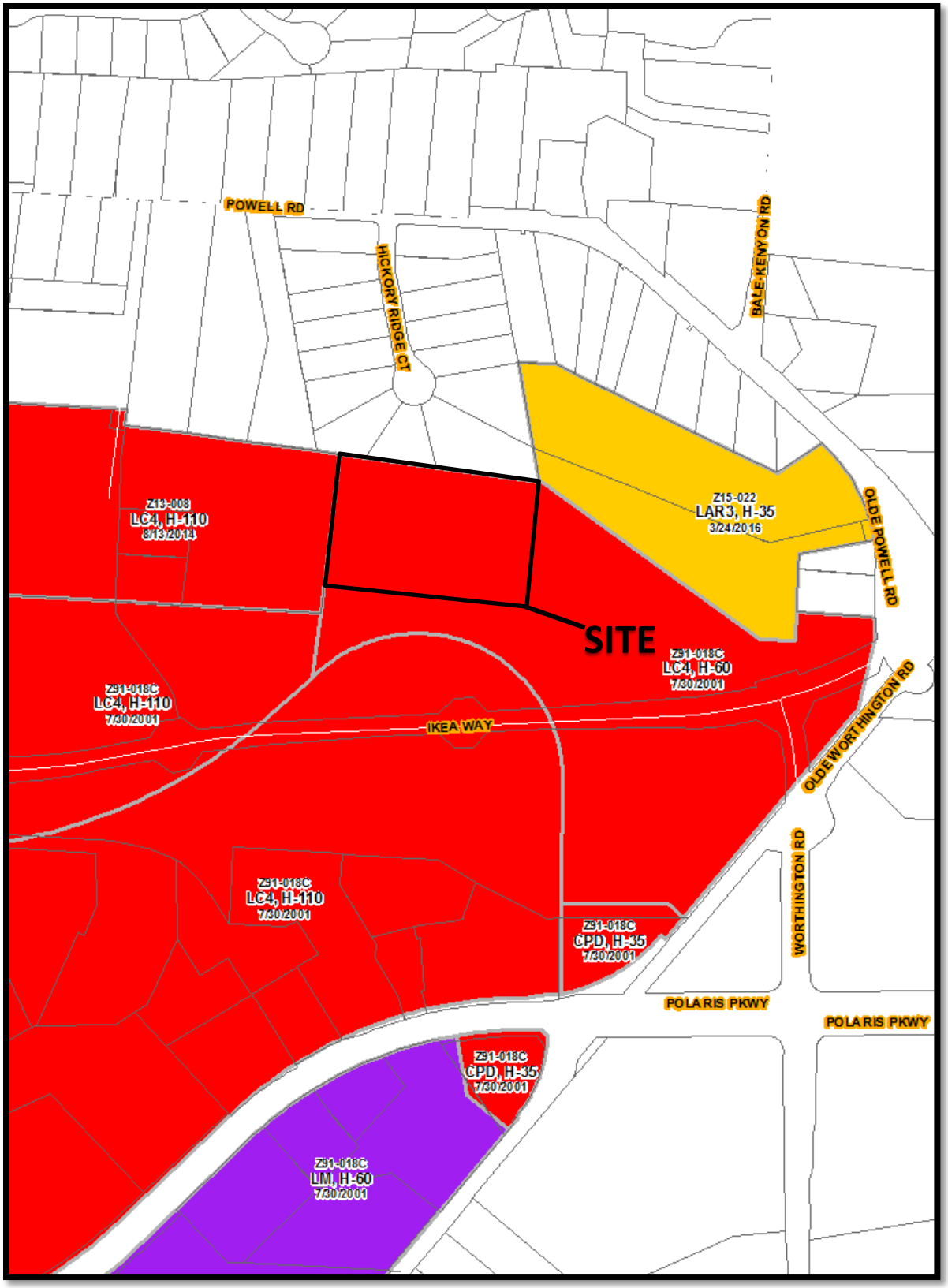
2) Severability. If for any reason any one or more articles, sections, sentences, clauses or parts of this Text are held invalid by any court of law or duly authorized public body, such determination shall not affect, impair or invalidate the remaining provisions of this Text, but shall be confined in its operation to the specific sections, sentences, clauses or parts of this Text held invalid and the invalidity of any section, sentence, clauses or parts of the Text in any one or more instances shall not prejudice in any way the validity of the Text in any other instance.

3) Future Zoning Applications. A zoning classification (L-C-4) and development standards which are thought to be appropriate are being established for the site with this Limitation Text. Development of the site will occur over an extended period of time and it may be necessary from time to time to augment the development standards and to provide for additional uses which cannot be foreseen but are compatible with the uses allowed. Any portion of the site being rezoned with this application may be rezoned independently or in conjunction with other abutting property in the future.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Codes, except as noted herein.

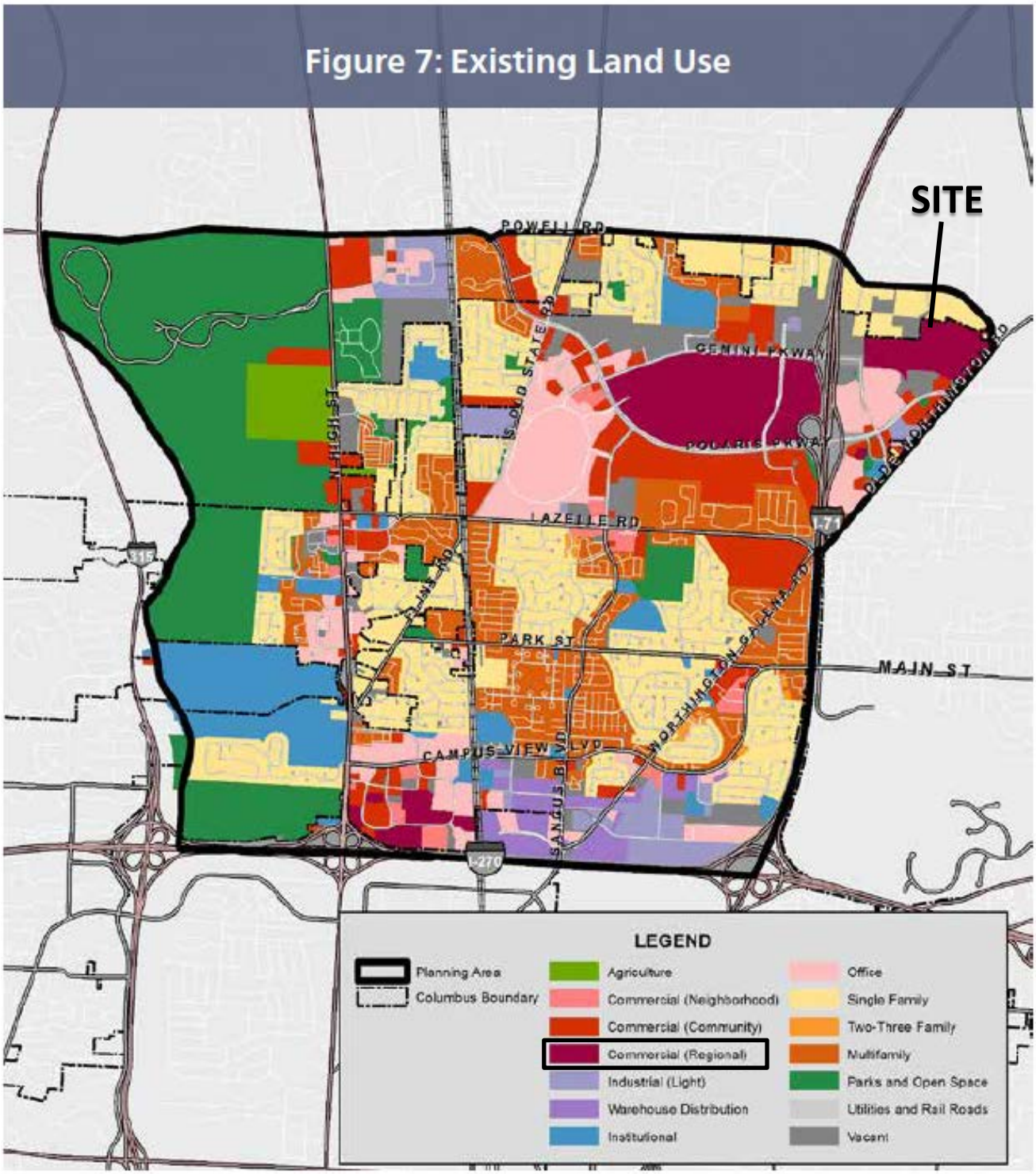
Signature: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald Plank, Attorney




Z16-088
2090 Ikea Way
Approximately 7.15 acres
L-C-4 to L-C-4

Far North Area Plan
"Regional Commercial" Recommended

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