Zoning Report

Site Information

Address	1900 IKEA WAY, COLUMBUS, OH
Mailing Address	420 ALAN WOOD RD CONSHOHOCKEN, PA 19428
Owner	IKEA PROPERTY INC
Parcel Number	31844202031001
In Columbus?	Yes
County	DELAWARE

Zoning Information

Zoning	Z13-008, Commercial, LC4, 8/13/2014, H-110
Historic District	None
Council Variance	None
Board of Zoning Adjustment (BZA) Variance	None
Commercial Overlay	None
Planning Overlay	None
Graphics Variance	GC15-011, Passed
Area Commission	None
Historic Site	No
Flood Zone	Out
Airport Overlay Environs	None

Pending Zoning Action

Zoning	None
Board of Zoning Adjustment (BZA) Variance	None
Council Variance	None
Graphics Variance	None

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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

OFFICE USE ONLY

Application Number: BZA17-004 Date Received: 1/17/17
Application Accepted by: D. Reiss Fee: $1,900.00
Commission/Civic: FNCCC
Existing Zoning: LC-4
Comments: 3/28/17

TYPE(S) OF ACTION REQUESTED (Check all that apply):

☐ Variance ☒ Special Permit

Indicate what the proposal is and list applicable code sections:
The proposal consists of (two) temporary parking lots for additional customer and employee parking surrounding the IKEA's grand opening. The additional Temporary parking lot on IKEA's site (parcel 31844202025005) will add approximately 280 stalls to IKEA's site. The additional Temporary parking lot on the former Polaris ampitheater site (31844202025001) will add approximately 506 spaces (200 employees and up to 306 customers).

LOCATION

CertifiedAddress: 1900 IKEA Way City: Columbus Zip: 43240

Parcel Number (only one required): 31844202025005 & 31844202025001

APPLICANT (If different from Owner):

Applicant Name: CESO, Inc. Attn: Jonathan Kocinski, PE Phone Number: 330-396-5667 Ext.:

Address: 395 Springside Dr. Suite 202 City/State: Akron / OH Zip: 44333

Email Address: kocinski@cesoinc.com Fax Number: 330-665-0664

PROPERTY OWNER(S) ☒ *Check here if listing additional property owners on a separate page*

Name: IKEA Property, Inc. Attn: Terence Profita Phone Number: 610-834-0180 Ext.: 5215

Address: 420 Allen Wood Rd. City/State: Conshohocken / PA Zip: 19428

Email Address: Terence.Profita@IKEA.com Fax Number: 610-567-2856

ATTORNEY / AGENT (Check one if applicable): ☐ Attorney ☐ Agent

Name: Phone Number: Ext.:

Address: City/State: Zip:

Email Address: Fax Number:

SIGNATURES (All signatures must be provided and signed in **blue** ink)

APPLICANT SIGNATURE

PROPERTY OWNER SIGNATURE

ATTORNEY / AGENT SIGNATURE See Applicant

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
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AND ZONING SERVICES

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

AFFIDAVIT

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn **(1)** NAME Jonathan Kocinski
of **(1)** MAILING ADDRESS 395 Springside Dr. Suite 202 Akron, OH 44333
deposes 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) per ADDRESS CARD FOR PROPERTY 1900 IKEA Way Columbus, OH
for which application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on **(3)** _____
(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME AND MAILING ADDRESS **(4)**
IKEA Property, Inc. (Attn: Terence Profita)
420 Alan Wood Rd.
Conshohocken, PA 19428

APPLICANT'S NAME AND PHONE #
(same as listed on front application)
CESO, Inc.
Jonathan Kocinski, PE

AREA COMMISSION OR CIVIC GROUP AREA COMMISSION ZONING CHAIR OR CONTACT PERSON AND ADDRESS **(5)**
Far North Columbus Communities Coalition
FNCCC
PO Box 66
Lewis Center, OH 43035

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 Jathan Kocinski

Sworn to before me and signed in my presence this 13th day of January, in the year 2017

Notary Seal Here

(7) SIGNATURE OF NOTARY PUBLIC

7/6/2020
My Commission Expires

DANIEL M. KEVER
Notary Public, State of Ohio
My Commission Expires 7/6/2020

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BZA17-004
1900 Ikea Way

APPLICANT

CESO INC.
C/O JONATHAN KOCINSKI
395 SPRINGSIDE DR, SUITE 202
AKRON, OH 44333

AREA COMMISSION OR
NEIGHBORHOOD GROUP

FNCC C
P.O. BOX 66
LEWIS CENTER, OH 43035

PROPERTY OWNER

POLARIS 91 LLC
8800 LYRA DR
COLUMBUS, OH 43240

PROPERTY OWNER

IKEA INC
420 ALAN WOOD RD
CONSHOHOCKEN, PA 19428

SURROUNDING PROPERTY
OWNERS

NP/FG LLC
8800 LYRA DR
COLUMBUS OH 43240

ENDEAVOR PROPCO
848 BRICKELL AVE
MIAMI FL 33131

BARBARA HAMELBERG
8035 HICKORY RIDGE CT
LEWIS CENTER OH 43035

BYERS B
8043 HICKORY RIDGE CT
LEWIS CENTER OH 43035

SMITH & TERESA L
8044 HICKORY RIDGE CT
LEWIS CENTER OH 43035

GROSH A & LINDA S
8028 HICKORY RIDGE CT
LEWIS CENTER OH 43035

FLOWERS R & CARROLL
MICHAEL J
3462 POWELL RD
LEWIS CENTER OH 43035

NP LLC
8800 LYRA DR
COLUMBUS OH 43240

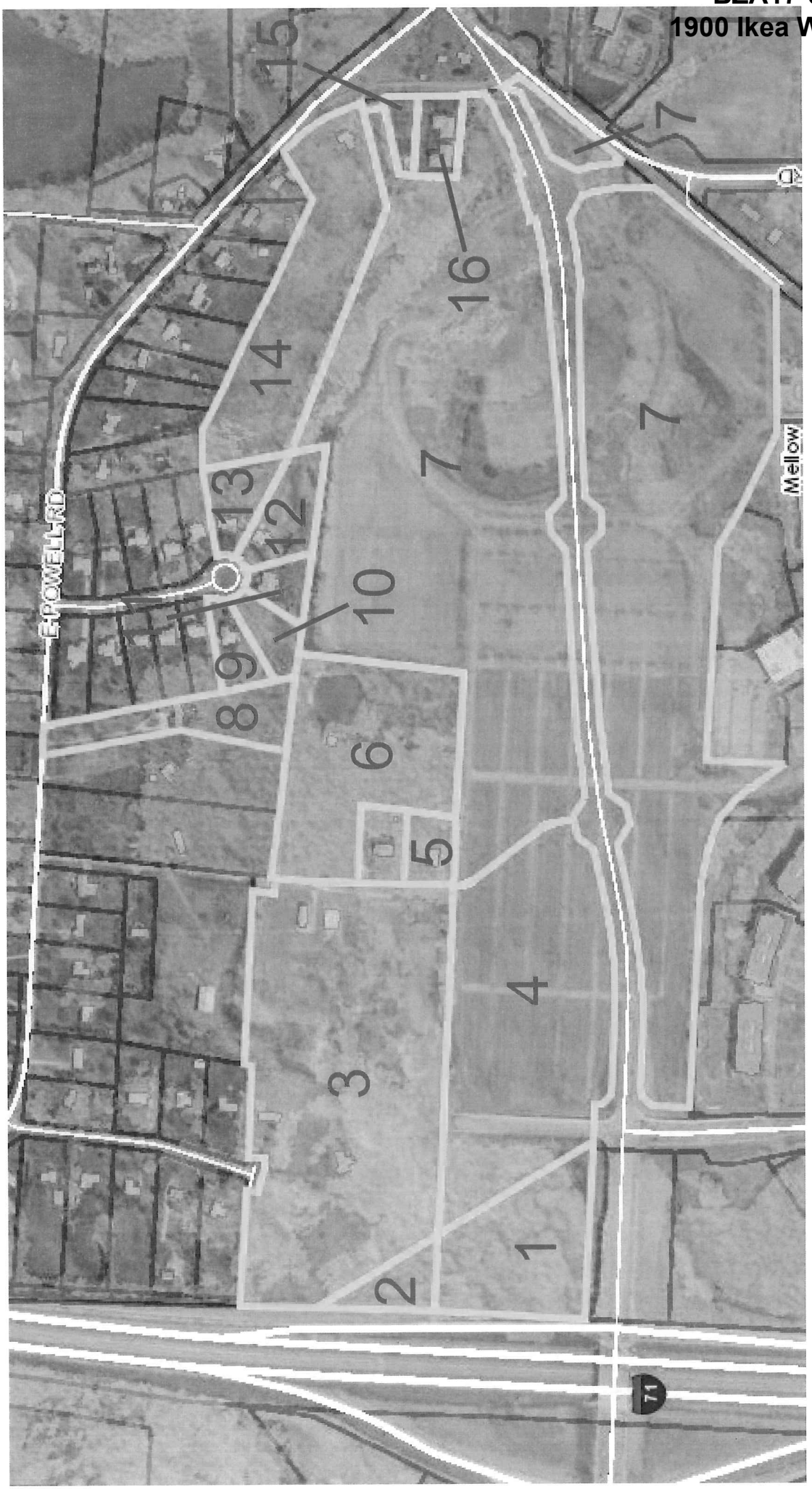
POLARIS 91 LLC
8800 LYRA DR
COLUMBUS OH 43240

NP PARTNERSHIP
8800 LYRA DR
COLUMBUS OH 43240

IKEA INC
420 ALAN WOOD RD
CONSHOHOCKEN PA 19428

Étiquettes faciles à peler
Utilisez le gabarit AVERY® 5160®
Sens de chargement
Repliez à la hachure afin de révéler le rebord Pop-Up™
www.avery.com
1-800-GO-AVERY
Easy Peel® Labels
Use Avery® Template 5160®
Feed Paper
Bend along line to expose Pop-Up Edge™
AVERY® 5160®

BZA17-004
1900 Ikea Way



THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

Board of Zoning Adjustment Application

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

STATEMENT OF HARDSHIP

APPLICATION #

3307.09 Variances by Board.

A. The Board of Zoning Adjustment shall have the power. upon application, to grant variances from the provisions and requirements of this Zoning Code (except for those under the jurisdiction of the Graphics Commission and except for use variances under the jurisdiction of the Council). No variance shall be granted unless the Board finds that all of the following facts and conditions exist:

1. Special circumstances or conditions apply to the subject property that do not apply, generally, to other properties in the same zoning district.
2. The special circumstances or conditions are not the result of the actions of the property owner or applicant.
3. The special circumstances or conditions make it necessary that a variance br granted to preserve a substantial property right of the applicant which is possessed by owners of other property in the same zoning district.
4. The grant of a variance will not be injurious to neighboring properties and will not be contrary to the public interest or the intent and purpose of this Zoning Code.

B. In granting a variance, the Board may impose such requirements and conditions regarding the location, character, and other features of the proposed uses or structures as the Board deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard public safety and welfare.

C. Nothing in this section shall be construed as authorizing the Board to affect changes in the Zoning Map or to add to the uses permitted in any district.

List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

PLEASE NOTE: It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

Special permit for Temporary parking lot in accordance with Chapter 3389 -Special Permit Uses 3389.131
Temporary Parking lot section of the Zoning Code.

Signature of Applicant Jonathan Koivisti **Date** 1/13/17

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

395 Springside Drive, Suite 202
Akron, Ohio 44333
(330) 665-0660
www.cesoinc.com

January 13, 2017

City of Columbus
757 Carolyn Avenue
Columbus, Ohio 43224

Attn: Board of Zoning Adjustment

Subject: **1900 IKEA WAY**
TEMPORARY PARKING LOT SUBMISSION
Parcels (31844202025005, 31844202025001)

The following outlines Zoning Code Chapter 33 Special Permits section **3389.131 - Temporary parking lot** and how IKEA plans to use and maintain the lots per the Special Permit.

For purposes of referencing the parcels, parcel 31844202025005 will be referenced as the 'IKEA parcel' and parcel 31844202025001 will be referenced as the 'Polaris parcel'.

The purpose of this section is to permit the utilization of undeveloped land for a temporary parking lot while awaiting development without the financial investment required for a more permanent parking lot. A special permit shall be required for the establishment of any nonaccessory parking lot. The board of zoning adjustment shall grant a special permit for a temporary parking lot only when it finds that all of the following conditions have been met.

1. The lot is located in a C-3 or C-4 commercial or M-manufacturing district and qualifies as a nonaccessory parking lot.
   IKEA parcel and Polaris parcel are zoned C-4.

2. The parking to be provided is not code-required.
   The additional temporary parking requested is for the high demand anticipated for customer and employee parking surrounding the IKEA grand opening.

3. The site is on a lot where development can reasonably be expected to occur within two years.
   The IKEA site is developed and the Polaris lot will likely be re-developed in the next few years following the recent extension of IKEA Way / Gemini Roadway Improvements.

4. The parking lot shall be graded and maintained so as to prevent damage from surface water drainage, accumulation of stagnant surface water, and improper diversion of surface water. Drainage shall conform to the division of sewerage and drainage standards.
   The temporary parking lot on IKEA parcel were originally graded and storm sewers sized for a future parking lot in this general area. The sewers are sufficiently sized to handle the contributing areas. The Polaris site is an existing asphalt parking lot and drains to existing

catch basins and sewers. No additional impervious area is being proposed from the original Polaris Amphitheater.

5. The parking lot shall be developed in accordance with provisions of Chapter 3312 not in conflict with this section. The parking lot plan shall be approved by the director of public service and/or their designee.

   Plans for the parking lot will be submitted to Building and Zoning Services for Site Compliance review.

6. Access and curb cuts shall be provided in accordance with guidelines issued by the director of public service and/or their designee.

   No additional access will be necessary for the IKEA parcel. There is an existing drive installed for the future Polaris development at Roadway 'B' as well as a dedicated left turn lane.

   IKEA will shuttle employees and customers to and from the Polaris lot when the lot is in use.

7. A surface consisting of at least No. 304 aggregate compacted and covered with No. 8 stone, or any other surface approved in writing by the director of public service and/or their designee, shall be installed and shall be maintained in a dust-free condition.

   The IKEA Parcel lot will have asphalt drives and a gravel lot with No. 8 stone over ODOT item 304 aggregate base. The Polaris parcel lot is currently asphalt pavement. IKEA will perform some pavement maintenance and fix some pot holes.

8. Parking spaces, traffic pattern and layout shall be controlled by striping, numbering, bumper blocks, signs or other suitable means approved by the director of public service and/or their designee.

   The IKEA parcel lot will be striped and provide temporary bollards as needed with string line to establish parking rows. The Polaris parcel lot will be restriped. Aisles which formerly accessed adjacent grass lots or other existing surface parking lots will be restricted by concrete jersey barriers or by temporary fencing.

9. A buffer shall be provided adjacent to any adjacent street. Such buffer shall consist of a ten-foot wide grass strip, a three-foot high brick or masonry wall, or a combination of grass, landscaping, walls, fences or similar materials which in the opinion of the board of zoning adjustment is a reasonable alternative to a ten-foot wide grass strip. Such a buffer shall be installed and maintained in a live, neat, clean and orderly condition adjacent to any street. Buffering requirements may be waived when the site is not adjacent to a residential zoning district and the board of zoning adjustment finds that unbuffered parking will not negatively impact any commercially developed frontage; however, parking shall be restrained so as to prevent encroachment upon the sidewalk.

   The IKEA parcel lot maintains over a 30' parking setback, required by code with landscape buffer provided and installed per approved Final Site Compliance submission (15345-272).

   The Polaris parcel has a grass strip between existing asphalt parking lot and the sidewalk and property line of over 10'. The distance from existing asphalt pavement is approximately 50' from the property line. Pavement within these limits was previously removed during the Roadway construction and was restored with grass.

10. The special permit applicant for the subject lot has certified in writing that the parking lot shall conform to any and all special permit conditions stated herein plus any special condition to be imposed thereon.

Subject to Board review and approval.

11. Any additional special condition that the board of zoning adjustment may reasonably require due to special circumstances.
    Subject to Board review and approval.

12. The special permit shall be limited to a term of not exceeding two years.
    We estimate the use to be 3 months and that we have not experienced the demand to exceed 6 months previously. We will absolutely not exceed 2 years.

13. The special permit shall not be renewed. Rather, if necessary and upon a showing of good cause, a new application may be filed, notice shall be given, public hearing shall be held and decision shall be made based on then existing circumstances.
    IKEA understands this requirement.

14. The special permit granted and the responsibilities assumed by the applicant hereunder shall run with the use of the land and shall be applicable to any subsequent owner or operator so long as the temporary parking lot operation continues.
    IKEA understands this requirement.

Please let me know if you have any additional questions.

Sincerely,

Jonathan Kocinski

Jonathan Kocinski, PE
Senior Engineer

CC: Andy Beard, City of Columbus – Building & Zoning
Robert Warshefski, Senior Associate – Greenberg Farrow
Bob Grimsley, Real Estate Manager-IKEA Property, Inc.
Terence Profita, Engineering Manager- IKEA Property, Inc.
Franz Geiger, Managing Director – NP Limited Partnership

FINAL SITE DEVELOPMENT PLANS FOR
IKEA TEMPORARY PARKING LOTS
1900 IKEA WAY
CITY OF COLUMBUS,OHIO 43240

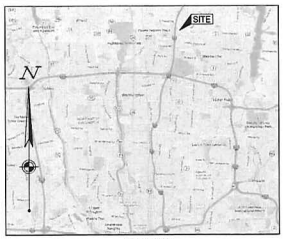
DEVELOPER INFORMATION:

OWNER: POLARIS PARCEL
POLARIS 91 LLC
(NP LIMITED PARTNERSHIP)
8800 LYRA DRIVE, SUITE 550,
COLUMBUS, OH 43240
ATTN: FRANZ GEIGER
PHONE: 614.841.1000
FAX: 614.841.0840
EMAIL:fgeiger@polariscenters.com

ENGINEER: CESO, INC.
395 SPRINGSIDE DRIVE, STE. 202
AKRON, OHIO 44333
ATTN: JONATHAN KOCINSKI
PHONE: 330.398.5667
FAX: 330.865.0664
EMAIL: kocinski@cesoinc.com

OWNER: IKEA PARCEL
IKEA PROPERTY, INC.
420 ALAN WOOD RD.,
CONSHOHOCKEN, PA 19428
ATTN: TERENCE PROFITA
PHONE: 610.834-0180 EXT. 5215
FAX: 610.567.2856
EMAIL: terence.profita@ikea.com

ARCHITECT: GREENBERG FARROW
3 EXECUTIVE DRIVE, STE. 150
SOMERSET, NJ 08873
ATTN: ROBERT WARSHEFSKI JR.
PHONE: 732.537.0811 XT.8274
FAX: 732.537.0831
EMAIL: rwarshefski@greenbergfarrow.com



VICINITY MAP
NO SCALE

PROJECT SCOPE OF WORK:

1. THE SCOPE OF WORK FOR THE PROJECT CONSISTS OF INSTALLATION OF TWO TEMPORARY PARKING LOTS PER CITY OF COLUMBUS CODIFIED ORDINANCE TITLE 33 - ZONING CODE, CHAPTER 3389 SPECIAL PERMIT, SECTION 3389.131 - TEMPORARY PARKING LOT.
2. THE TWO TEMPORARY PARKING LOTS WILL PROVIDE ADDITIONAL PARKING FOR EMPLOYEES AND CUSTOMERS DURING THE FIRST FEW MONTHS OF OPERATION AROUND THE TIME OF GRAND OPENING.

TEMPORARY PARKING LOT - IKEA PARCEL
(PARCEL 318-442-02-031-000) ZONED L-C-4 AND PER ZONING TEXT Z91-018C (6D)
- 280 PARKING STALLS
- GRAVEL PARKING LOT (304 LIMESTONE AGGREGATE BASE TOPPED WITH NO. 8 STONE)
- SPACES WILL BE STRIPED YELLOW AND ROWS OF PARKING ESTABLISHED BY TEMPORARY BOLLARDS / STRING LINE
- ASPHALT DRIVES PROVIDING ACCESS AND ESTABLISHING PARKING ROWS
- LOT GRADES FOLLOW ORIGINAL APPROVED GRADING AND DRAINAGE PLANS TO ACCOMMODATE A FUTURE PARKING LOT
- LANDSCAPING BUFFER PROVIDED BY PREVIOUSLY APPROVED COMPLIANCE PLANS (15345-027) EXCEEDS MINIMUM 10' GRASS STRIP

TEMPORARY PARKING LOT - POLARIS PARCEL
(PARCEL 318-442-02-025-001) ZONED L-C-4 AND PER ZONING TEXT Z91-018C (6D)
- 508 PARKING STALLS
- RE-USE OF EXISTING ASPHALT PARKING LOT
- SPACES WILL BE STRIPED YELLOW
- EXISTING ACCESS PROVIDED FROM ROADWAY PLANS AT INTERSECTION OF ROADWAY '9'
- NO INCREASE IN IMPERVIOUS AREA
- LANDSCAPE BUFFER PROVIDED BY EXISTING GRASS IN FRONT YARD FROM ROADWAY IMPROVEMENTS +/- 50'.

PROPERTY INFORMATION:

IKEA PARCEL
ZONING TEXT: Z91-018C (6D) - PARCEL 318442020025005
PROPERTY ADDRESS: 1900 IKEA WAY, COLUMBUS, OH 43240
PARCEL ID: 318442020031001, 318442020025005
PROPERTY AREA: 32.825 ACRES

POLARIS PARCEL
ZONING TEXT: Z91-018C (6D)
PROPERTY ADDRESS: POLARIS PKWY COLUMBUS, OH 43240
PARCEL ID: 318442020025001
PROPERTY AREA: 63.552 ACRES

ZONING INFORMATION:

CURRENT ZONING CATEGORY: LIMITED COMMERCIAL DISTRICT
CLASSIFICATION: L-C-4 (Z91-018C (6D)
SPECIAL DISTRICT: NONE
HEIGHT DISTRICT: H-110, PER REZONING NUMBERS Z91-018C,
PARKING SETBACK REQUIREMENTS: Z91-018C (6D) 30' FROM STREETS, 25' FROM I-71

SITE DEVELOPMENT INFORMATION:

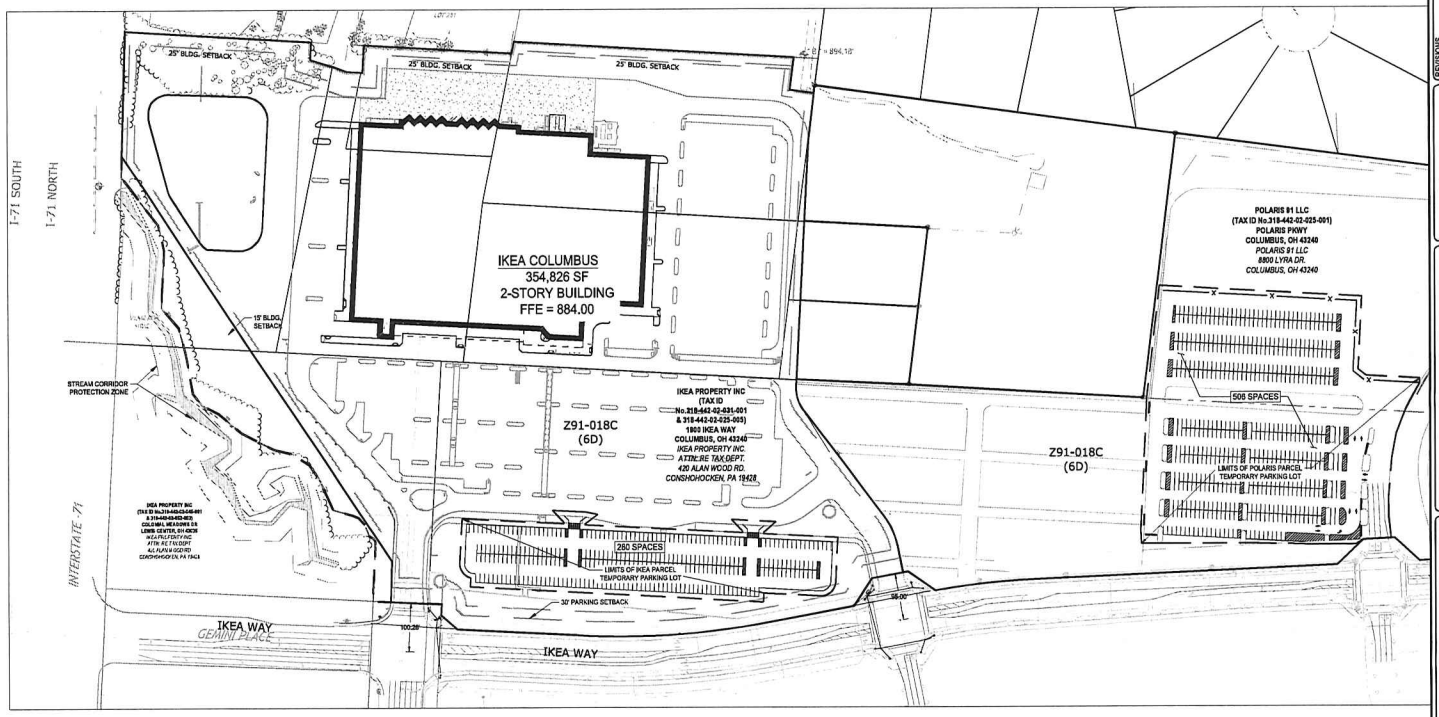
IKEA SITE DATA:

TOTAL PROJECT AREA:	32.825 AC.
TOTAL DISTURBED AREA:	30.00 AC.
EXISTING IMPERVIOUS AREA:	3.85 AC.
PROPOSED IMPERVIOUS AREA:	20.94*/22.64 AC.
PERCENT INCREASE IN IMPERVIOUS AREA:	444%/488%

*DENOTES FUTURE PARKING & BUILDING EXPANSION

TEMPORARY PARKING LOT WILL NOT EXCEED ADDITIONAL INCREASE IN IMPERVIOUS AREA ASSOCIATED WITH FUTURE PARKING LOT AND BUILDING EXPANSION.
FUTURE PARKING LOT WAS PLANNED FOR IN THE AREA WHERE THE TEMPORARY PARKING LOT IS BEING PROPOSED.

FLOOD DESIGNATION:
ZONE "X", PER MAP NO. 39049C0064K - REVISED JUNE 17, 2008, ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL FLOODPLAIN.



TEMPORARY PARKING INFORMATION:		IKEA PARCEL	POLARIS PARCEL
		318442020025005	318442020025001
VEHICLE PARKING AREA:	90°	90°	90°
VEHICLE ABLE WIDTH:	20'(MIN. TWO-WAY TRAVEL)	24' (PROVIDED)	22' (PROVIDED)
VEHICLE PARKING SPACE DIM.:	9' x 18' (MIN.)	9' x 18' (PROVIDED)	9' x 18' (PROVIDED)
VEHICLE PARKING REQUIRED:	0 SPACES (REQUIRED SPACES)	280 SPACES	508 SPACES

IKEA ONSITE PARKING PROVIDED PER APPROVED FINAL SITE COMPLIANCE PLANS (15345-272)

GOVERNING AGENCIES AND UTILITY COMPANIES:
VARIOUS UTILITIES THAT DO WORK WITHIN VARIOUS PARTS OF THE CITY/COUNTY ARE LISTED BELOW AS AN INITIAL AID TO THE ENGINEER. PLEASE VERIFY LOCAL UTILITIES IN THE VICINITY OF THE SITE AND INCLUDE THEIR CONTACT INFORMATION ON THE PLANS ACCORDING TO THE FOLLOWING FORMAT.

SEWER:
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD
COLUMBUS OHIO 43215
PHONE: (614) 645.8276

DELAWARE COUNTY
SANITARY ENGINEER
ATTN: TIFFANY JENKINS
50 CHANNING STREET
DELAWARE OHIO 43015
PHONE: (740) 833.2240

WATER:
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD
COLUMBUS OHIO 43215
PHONE: (614) 645.8276

DEL - CO WATER
ATTN: DAVIDI WOLF
8723 OLENTANGY RIVER RD
DELAWARE OHIO 43015
PHONE: (740) 548.7748 XT. 2247

STORMWATER:
CITY OF COLUMBUS
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD
COLUMBUS OHIO 43215
PHONE: (614) 645.8276

FIRE PROTECTION SERVICE:
CITY OF COLUMBUS
DIVISION OF WATER
DEPARTMENT OF PUBLIC UTILITIES
910 DUBLIN ROAD
COLUMBUS OHIO 43215
PHONE: (614) 645.8276

FIBER OPTICS:
FIBERTECH NETWORKS
ATTN: JAMES HIGHSMITH
300 MERIDIAN CENTRE
ROCHESTER NY 14618
PHONE: (585) 697-0145

LEVEL 3 COMMUNICATIONS
ATTN: BOBB KURTO
250 W OLD WILSON BRIDGE, STE. 130
WORTHINGTON OHIO 43085
PHONE: (614) 255-2125

FIBER OPTICAL:
X O COMMUNICATIONS
ATTN: DALE FERGUSON
5900 SOUTHPOINTE PKWY
BRECKSVILLE OHIO 44141
PHONE: (216) 618.3462

GAS SERVICE:
COLUMBIA GAS OF OHIO
ATTN: STEPHANIE THOMAS
3200 JOHNNY APPLESEED CT.
COLUMBUS OHIO 43231
PHONE: (614) 818.2133
CUSTOMER SERVICE: (800) 344.4077
DAMAGE PREVENTION: (800) 532.6243

TELEPHONE:
AT&T - OHIO
ATTN: MIKE LEE
111 NORTH 4TH ST, ROOM 802
COLUMBUS OHIO 43215
PHONE: (614) 223.8783
AT&T REPAIR SERVICE: (800) 811.4466
DAMAGE PREVENTION: (937) 258.3925

ZONING:
CITY OF COLUMBUS
BUILDING AND ZONING
757 CAROLYN AVENUE
COLUMBUS, OHIO 43224
PHONE: (614) 645.7433

ELECTRIC:
AMERICAN ELECTRIC POWER OHIO DISTRIBUTION
ATTN: PAUL PAXTON
850 TECH CENTER DR
GAHANNA OHIO 43230
PHONE: (614) 883.6931
ACP SOLUTION CENTER: (800) 277.2177

CABLE/TV:
TIME WARNER CABLE
ATTN: TIM BAUMGARDNER
3780 INTERCHANGE DR
COLUMBUS OHIO 43204
PHONE: (614) 481.5039

CITY OF COLUMBUS - APPROVAL

APPROVALS: SIGNATURES BELOW SIGNIFY ONLY CONCURRENCE WITH GENERAL PURPOSES AND GENERAL LOCATION OF THE PROJECT. ALL TECHNICAL DETAILS REMAIN THE RESPONSIBILITY OF THE ENGINEER PREPARING THE PLANS. APPROVED FOR STORM SEWERS ONLY.

CITY OF ENGINEER/ADMINISTRATOR — DATE
DIVISION OF DESIGN AND CONSTRUCTION

ADMINISTRATOR, DIVISION OF POWER — DATE

ADMINISTRATOR, DIVISION OF WATER — DATE

ADMINISTRATOR, DIVISION OF SEWERAGE AND DRAINAGE — DATE

DIRECTOR, DEPARTMENT OF RECREATION AND PARKS — DATE

CITY OF COLUMBUS
TRACK #: 16345-627

FINAL SITE COMPLIANCE 1/13/17

SHEET	SHEET TITLE		DATE
C-000	TITLE SHEET	X	1/13/17
C-100	IKEA PARCEL - OVERALL SITE PLAN	X	1/13/17
C-101	IKEA PARCEL - SITE PLAN	X	1/13/17
C-102	IKEA PARCEL - OVERALL GRADING PLAN	X	1/13/17
C-103	IKEA PARCEL - GRADING PLAN	X	1/13/17
C-200	POLARIS PARCEL - EXISTING CONDITIONS	X	1/13/17
C-201	POLARIS PARCEL -OVERALL SITE PLAN	X	1/13/17
C-202	POLARIS PARCEL -SITE PLAN	X	1/13/17

** SITE COMPLIANCE PLAN APPROVAL IS VALID FOR ONE (1) YEAR FROM DATE OF APPROVAL.

IKEA SITE SURVEY PROVIDED BY:
CESO, INC.
395 SPRINGSIDE DRIVE
AKRON, OHIO 44333
STE. 202
PHONE: (330) 865-0660
FAX: (330) 865-0664
CONTACT: STEVE CLUTTER

CONTRACTOR TO VERIFY EXISTING CONDITIONS PRIOR TO BID AND CONSTRUCTION.
AMPHITHEATER SURVEY AND ROADWAY PLANS HAVE BEEN DEPICTED PER RECORD DRAWINGS SURVEY DATA.

BENCHMARK — VERT. DATUM: NAVD 88
BM "A": EX. CONT 27 MONUMENT
ELEV = 885.067 (NTS0701.883 , 8187141.281)
BM "B": EX. SANITARY MANHOLE (NE CNR PROPERTY)
RIM = 886.19' (N1508537.314 , E1408548.263)
HORIZ. REF. DATUM = NAD 83 (NSRS 2007) OHIO SOUTH ZONE

GRAPHIC SCALE (IN FEET): 100 0 100 200

N

W:\PROJECTS\IKEA\750139 COLUMBUS, OH IKEA\CADD\PLANSET\MP PARKING LOT PLANS\750139-C000.DWG - 1/13/2017 4:08 PM

DESCRIPTION	PROVISIONS NO.	DATE

STATE OF OHIO JONATHAN KOCINSKI 72354 1/13/17

TITLE SHEET
IKEA COMMERCIAL DEVELOPMENT
CITY OF COLUMBUS OHIO

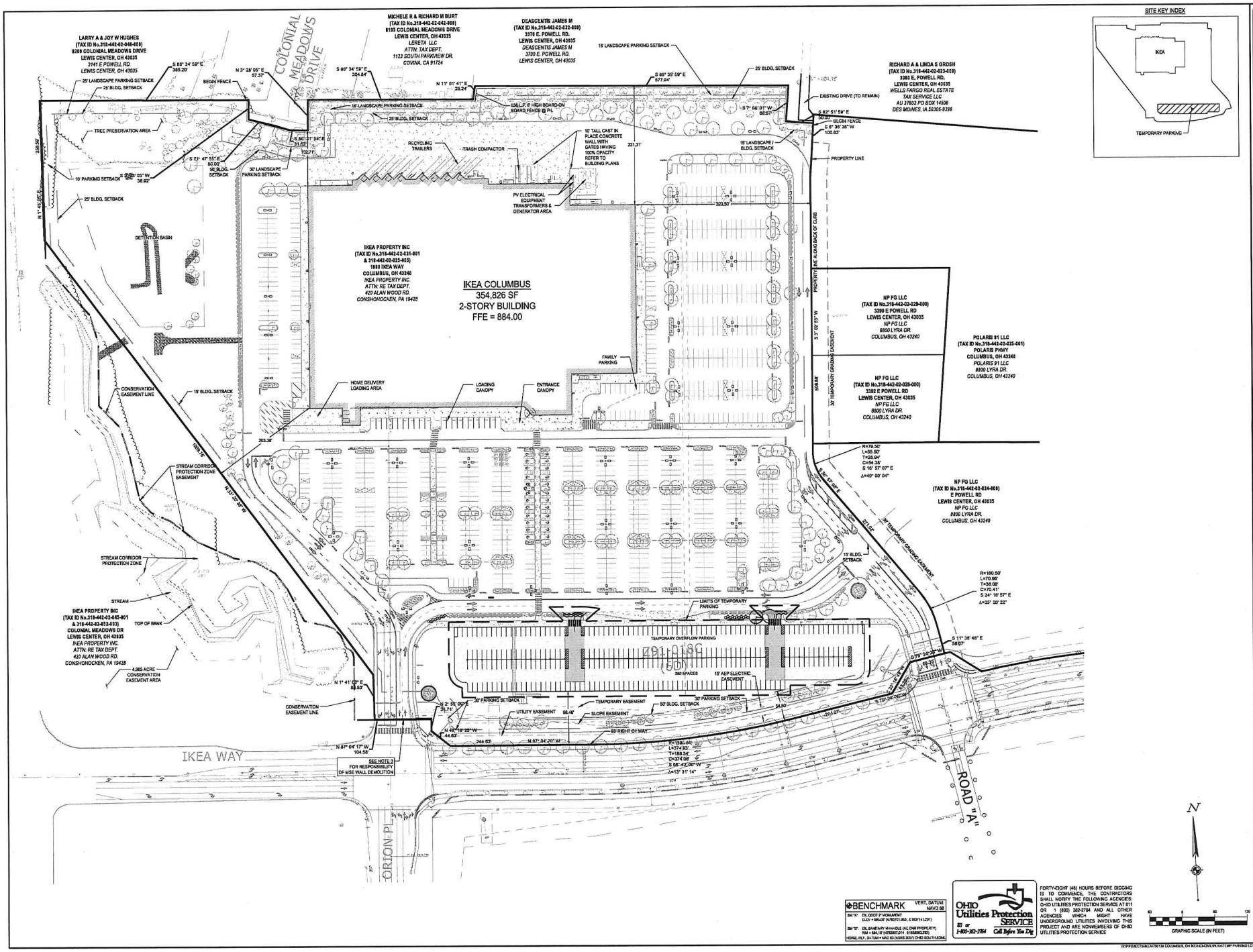
ceso CREATION TO COMPLETION www.cesoinc.com

ISSUE:	SITE COMPLIANCE
DATE:	01/13/17
JOB NO.:	750139
DESIGN:	JTK
DRAWN:	RTS
CHECKED:	JTK
SHEET NO.	C-000

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1/800/362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

BZA17-004
1900 Ikea Way
Item 1



BZA17-004

1000 Ikea Way

ODOT 702.01, 702.02, OR 702.04 BITUMINOUS SEALER AT COLD JOINTS. (APPLICATION RATE OF SEAL PER MANUFACTURER'S RECOMMENDATIONS)

ODOT ITEM 407 TACK COAT FOR INTERMEDIATE COURSE (APPLIED AT A RATE OF 0.075 GAL./SQ. YD.)

1 1/2" ODOT ITEM 448 TYPE 1 SURFACE COURSE

2 1/2" ODOT ITEM 448 TYPE 2 INTERMEDIATE COURSE

8" ODOT ITEM 304 LIMESTONE AGGREGATE BASE.

COMPACTED SUBGRADE TO 95% MAXIMUM DRY DENSITY PER ASTM D1557 WITHIN 3% ± OF OPTIMUM MOISTURE CONTENT PER GEOTECH REPORT

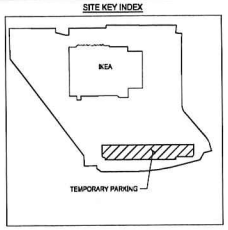
STANDARD DUTY BITUMINOUS CONCRETE PAVEMENT (ON SITE)

NTS

NOTES

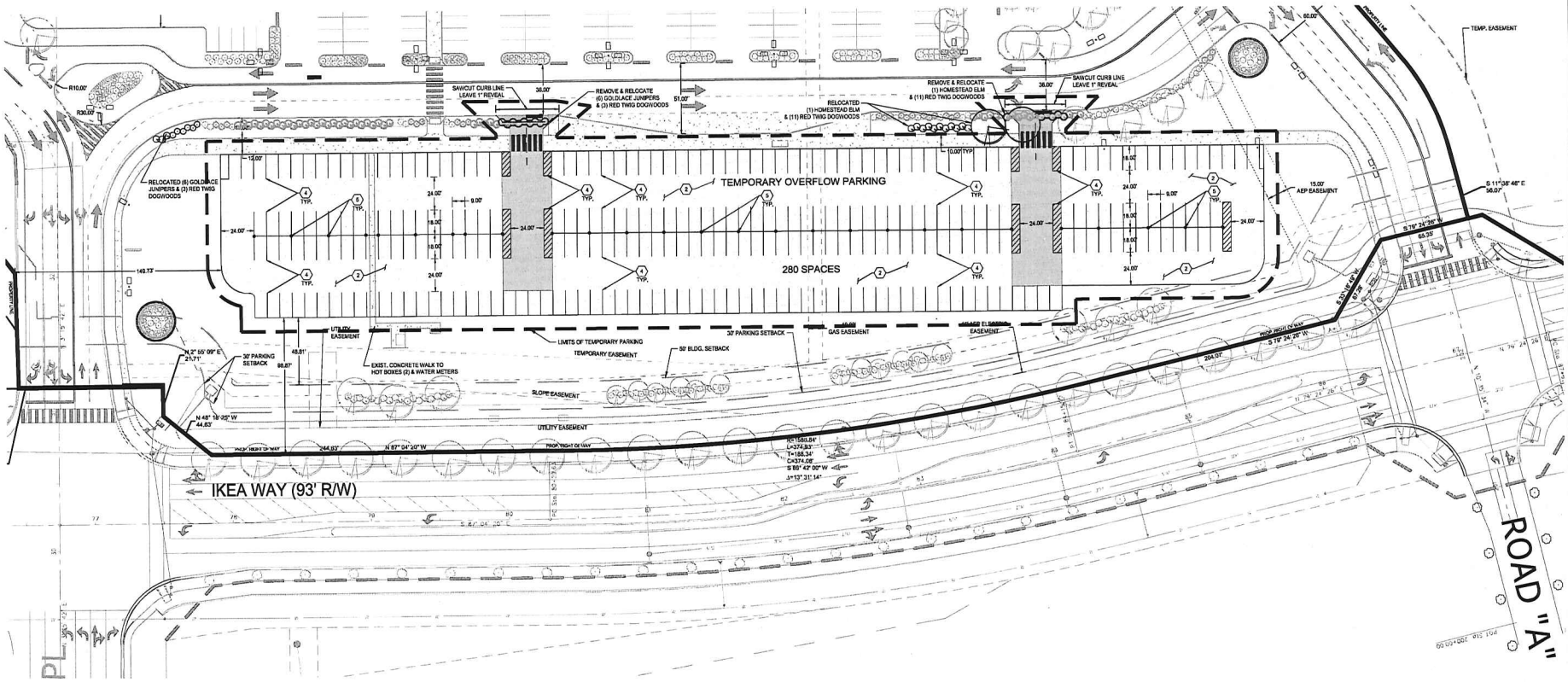
1. ODOT ITEM 407 (AT A RATE OF 0.10 GAL./ SQ. YD.) IS REQUIRED ONLY WHEN ODOT ITEM ODOT ITEM 448-INTERMEDIATE COURSE IS PLACED AND COMPACTED MORE THAN 24 HOURS BEFORE PLACING ODOT ITEM 448-SURFACE COURSE.

SITE KEY INDEX



CODED NOTES:

1. STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-101.
2. 8" GRAVEL (2" NO. 8 LIMESTONE OVER 6" ODOT ITEM #304 LIMESTONE) OVER COMPACTED SUBGRADE.
3. 24" CROSSWALK STRIPING PER ODOT ITEM 642.
4. 4" PARKING STRIPE (YELLOW) PER ODOT ITEM 643.
5. STRING LINE AND TEMPORARY BOLLARDS TO DESIGNATE CENTER OF PARKING ROW.



BENCHMARK	VERT. DATUM: NAVD 88
BM "A": EX. ODOT 2" MONUMENT ELEV = 886.08' (N192701.263 , 1183741.291)	
BM "B": EX. SANITARY MANHOLE (NE CNR PROPERTY) RIM = 890.19' (N192691.262 , 1183800.262)	
HORIZ. REF. DATUM = NAD 83 (NSRS 2007) OHIO SOUTH ZONE	

OHIO Utilities Protection SERVICE 811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

GRAPHIC SCALE (IN FEET)

REVISIONS NO.	DATE	DESCRIPTION

STATE OF OHIO JONATHAN T. KOCHISKI 72354 REGISTERED PROFESSIONAL ENGINEER 1/13/17

POLARIS PARCEL SITE PLAN

IKEA COMMERCIAL DEVELOPMENT

CITY OF COLUMBUS OHIO

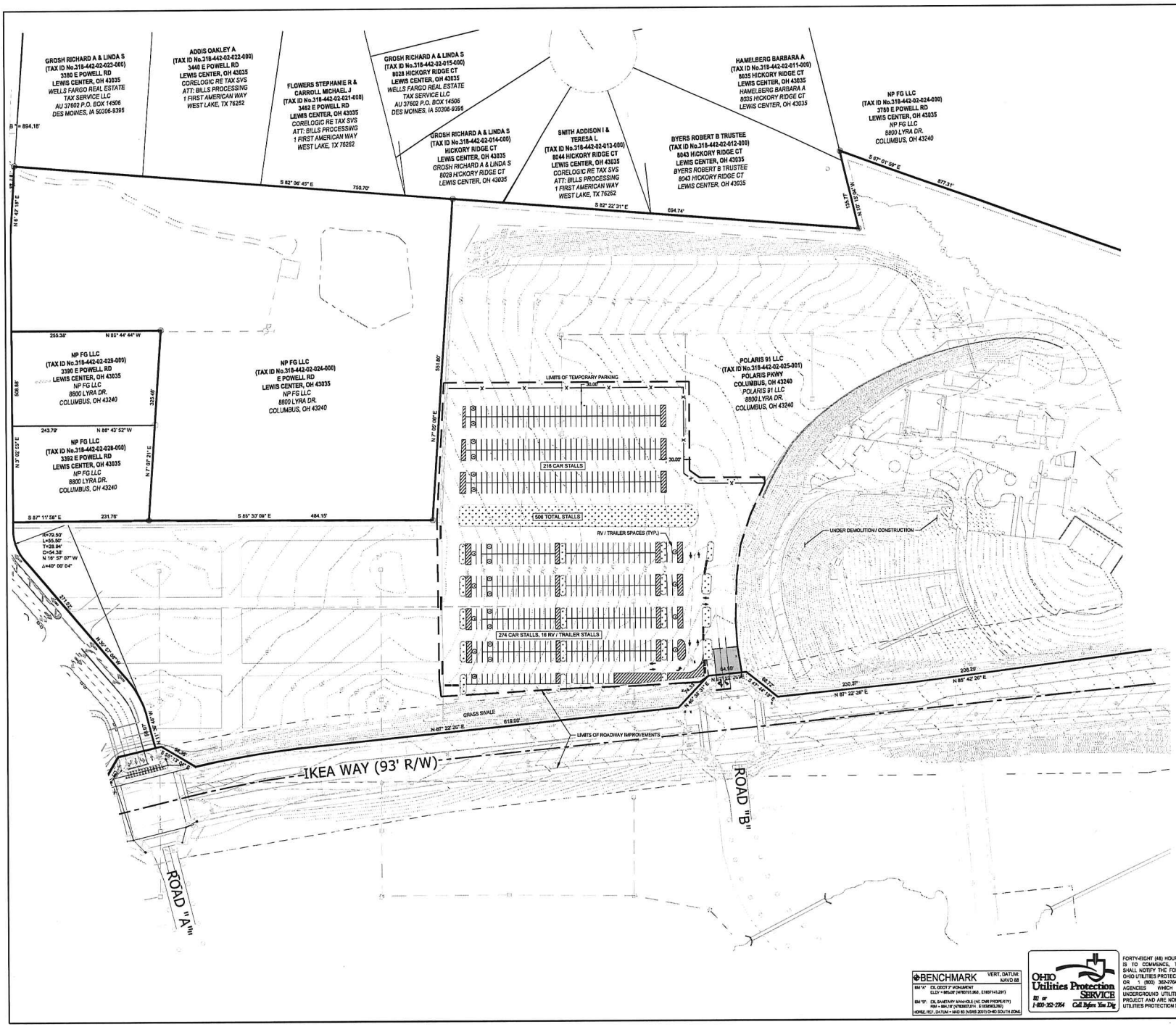
ceso CREATION TO COMPLETION www.cesoinc.com

ISSUE:	SITE COMPLIANCE
DATE:	01/13/17
JOB NO.:	750139
DESIGN:	JTK
DRAWN:	RTS
CHECKED:	JTK
SHEET NO.	C-101

H:\PROJECTS\ALFA\750139 COLUMBUS, OH IKEA\3-CIVIL\PLAN\TSHP PARKING LOT PLANS\750139-C-101.DWG • 1/13/2017 4:10 PM

BZA17-004

1900 Ikea Way



BENCHMARK VERT. DATUM NAVD 88

BM "A" CK. 0007.7' MONUMENT
ELEV = 949.08' (N783351.963 , E1857141.291)

BM "B": CK. SANITARY MANHOLE (NE CNR PROPERTY)
RIM = 884.18' (N783857.214 , E1853653.392)

HORIZ. REF.: DATUM = NAD 83 (NSRS 2011) OHIO SOUTH ZONE

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764
Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NONMEMBERS OF OHIO UTILITIES PROTECTION SERVICE

GRAPHIC SCALE (IN FEET)

W:\PROJECTS\IKEA\750139 COLUMBUS, OH\IKEA\CIVIL\PLANT\DWP PARKING LOT PLANS\750139-C-201.DWG - 1/13/2017 3:29 PM

REVISIONS
NO. DATE DESCRIPTION

STATE OF OHIO
JONATHAN T. KOCINSKI
72354
REGISTERED
PROFESSIONAL ENGINEER
1/13/17

POLARIS PARCEL
OVERALL SITE PLAN

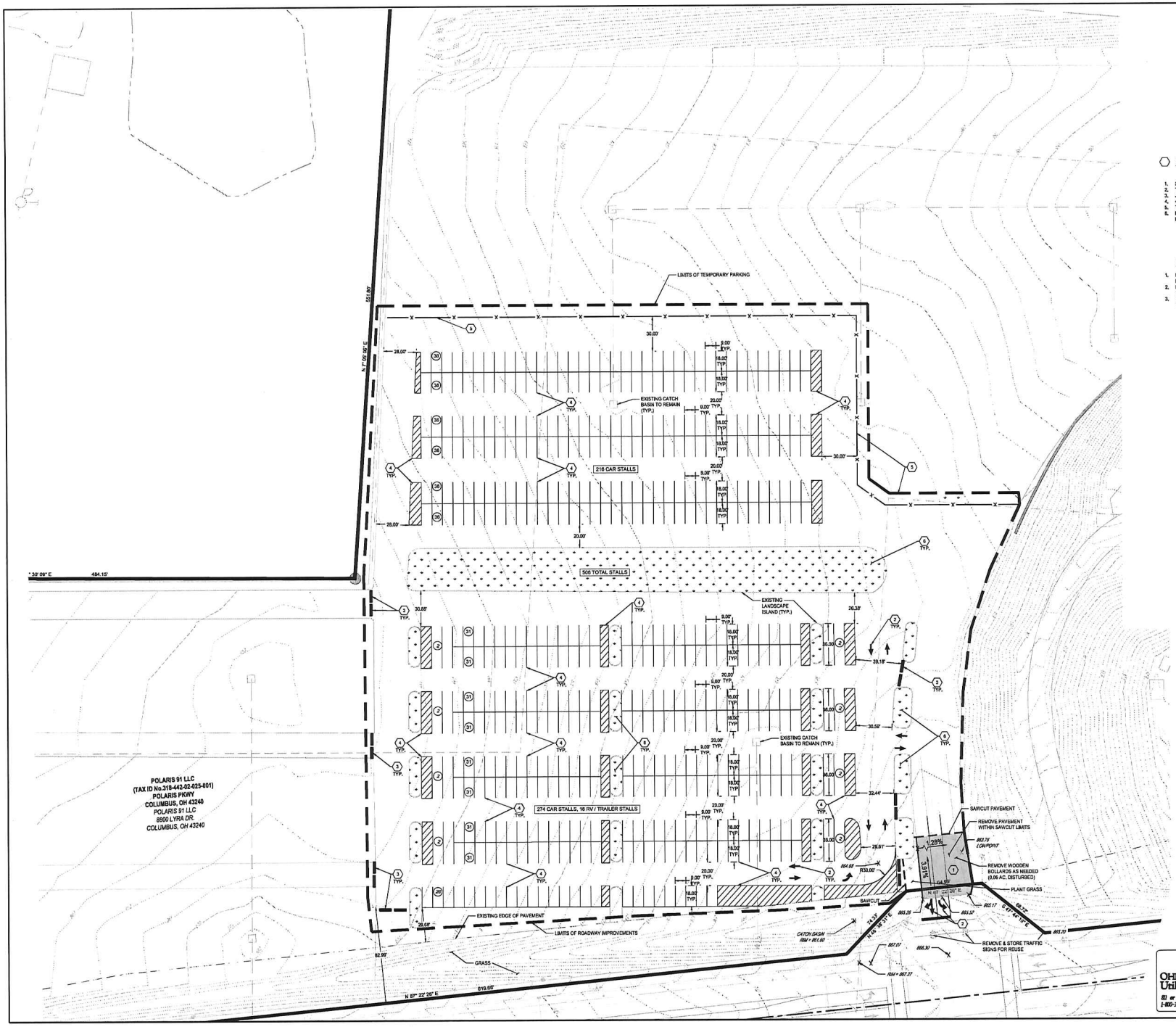
IKEA TEMPORARY PARKING LOTS

CITY OF COLUMBUS OHIO

ceso
CREATION To COMPLETION
www.cesoinc.com

ISSUE: SITE COMPLIANCE
DATE: 01/13/17
JOB NO.: 750139
DESIGN: JTK
DRAWN: RTS
CHECKED: JTK
SHEET NO. C-201

BZA17-004
1900 Ikea Way



CODED NOTES:

1. STANDARD DUTY ASPHALT PAVEMENT, SEE DETAIL ON SHEET C-101.
2. TRAFFIC ARROW (YELLOW) PER ODOT ITEM 642
3. JERSEY BARRIER TO RESTRICT ACCESS.
4. 4" PARKING STRIPE (YELLOW) PER ODOT ITEM 642.
5. TEMPORARY FENCING ALONG LIMITS OF TEMPORARY PARKING.
6. EXISTING LANDSCAPE ISLAND TO BE TRIMMED / MOVED. TREES TO BE LIMBED / CLEANED UP.

NOTES:

1. PARKING LOT WILL BE OPEN FOR 3 MONTHS TO SERVE AS OVERFLOW PARKING (JUNE - AUGUST 2017).
2. EXISTING ASPHALT PARKING TO BE PATCHED / REPAIRED AS NEEDED TO ACCOMMODATE TRAFFIC.
3. IKEA WILL SHUTTLE CUSTOMERS AND EMPLOYEES TO AND FROM THE LOT WHILE IT IS OPEN.

BENCHMARK VERT. DATUM: NAVD 88

BM "A": EX. ODOT 3" MONUMENT
ELEV = 866.04' (N7825751.253 , E1627141.291)

BM "B": EX. SANITARY MANHOLE (NE OUR PROPERTY)
RIM = 894.18' (N7829527.211 , E1630880.352)

HORIZ. REF. DATUM = NAD 83 (NSRS 2007) OHIO SOUTH ZONE

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

FORTY-EIGHT (48) HOURS BEFORE DIGGING IS TO COMMENCE, THE CONTRACTORS SHALL NOTIFY THE FOLLOWING AGENCIES: OHIO UTILITIES PROTECTION SERVICE AT 811 OR 1 (800) 362-2764 AND ALL OTHER AGENCIES WHICH MIGHT HAVE UNDERGROUND UTILITIES INVOLVING THIS PROJECT AND ARE NON-MEMBERS OF OHIO UTILITIES PROTECTION SERVICE

REVISIONS NO.	DATE	DESCRIPTION

STATE OF OHIO JONATHAN T. KOCHISKI 72354 REGISTERED PROFESSIONAL ENGINEER 01/13/17

POLARIS PARCEL SITE PLAN

IKEA COMMERCIAL DEVELOPMENT

CITY OF COLUMBUS OHIO

ceso CREATION TO COMPLETION www.cesoinc.com

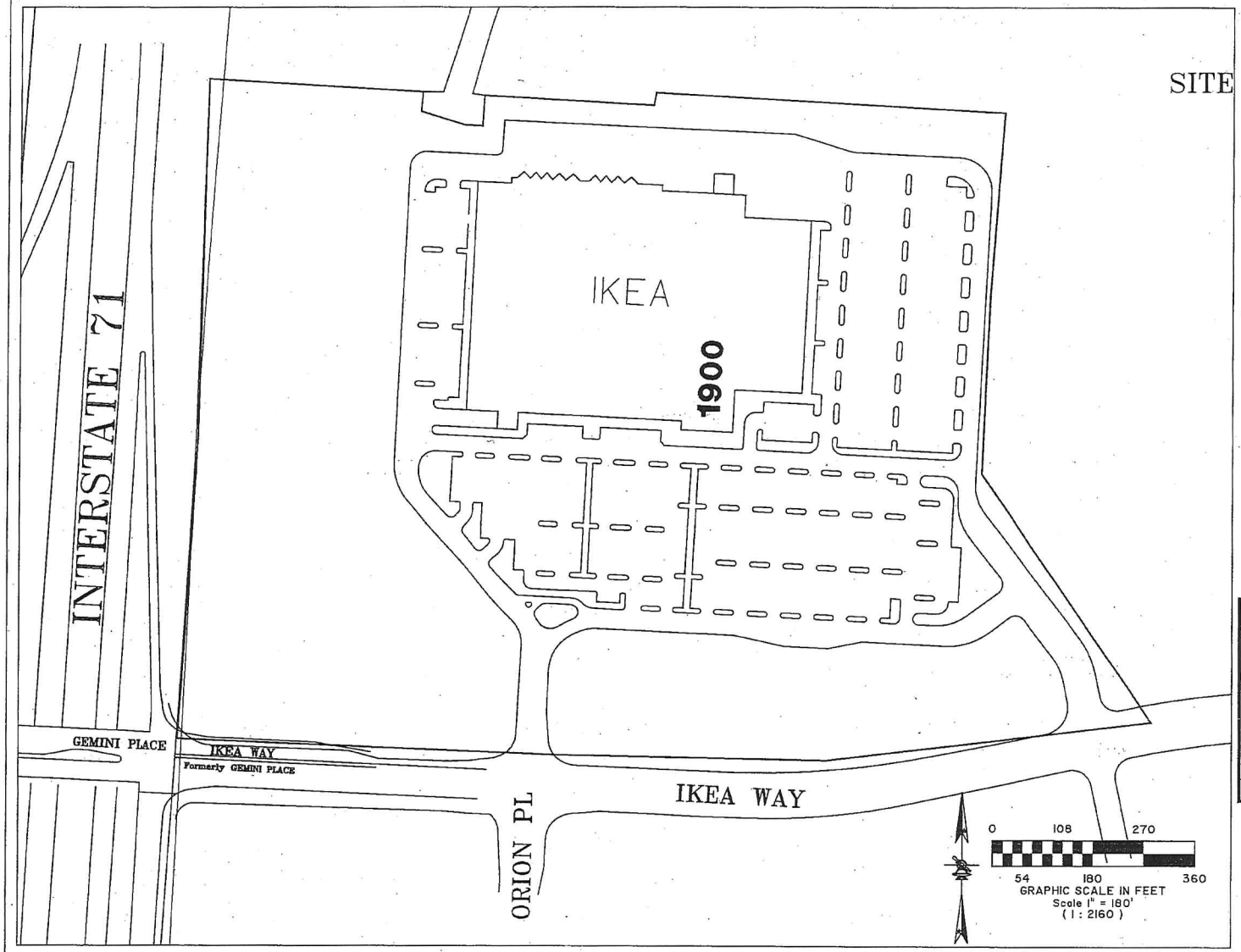
ISSUE:	SITE COMPLIANCE
DATE:	01/13/17
JOB NO.:	750139
DESIGN:	JTK
DRAWN:	RTS
CHECKED:	JTK
SHEET NO.	C-202

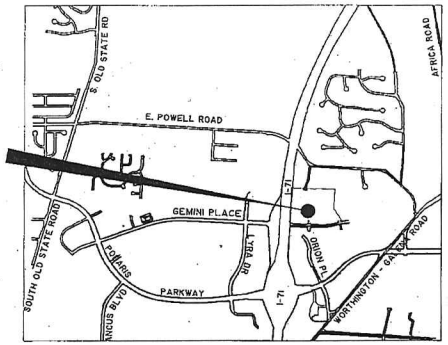
W:\PROJECT\IKEA\750139 COLUMBUS, OH IKEA\CIVIL\PLAN\C LMP PARKING LOT PLAN\750139-C202.DWG - 1/13/2017 3:24 PM

BZA17-004

1900 Ikea Way

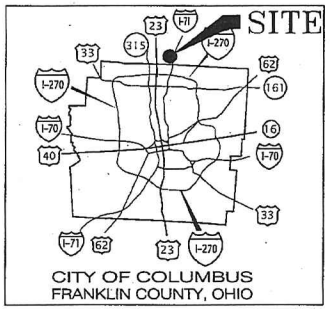
ASSIGNMENT OF COMMERCIAL ADDRESSES WITHIN THE CITY OF COLUMBUS, OHIO





REFERENCE MAP

OTHER MAP REFERENCES	
CITY LAND USE MAP:	95-C
GIS FACET NUMBER:	DELAWARE CO



CERTIFIED HOUSE NUMBERS

HOUSE NUMBERS SHOWN ON ATTACHED PLATE ARE CERTIFIED FOR SECURING OF BUILDING & UTILITY PERMITS

issued by Rosanna Sampson Date 4/21/2015

JAMES D. YOUNG, P.E., ADMINISTRATOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
50 W. GAY STREET
COLUMBUS, OH. 43215

ADDRESS FILE NUMBER - 04-037

DEVELOPED BY:	NP LIMITED PARTNERSHIP
ENGINEERING CONSULTANT:	CESO, INC.
IKEA	
ORIGINAL PARCEL NUMBER:	N/A
DRAWN BY: CCS	CHECKED BY: PYS

Printed by: AutoCAD Apr 27,2015 - 8:37am K:\Maproom\ADDRESS\04-Plats\ 04-037 (95C) MARKET AT POLARIS.dwg

BZA17-004
1900 Ikea Way

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.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 # _____

STATE OF ~~OHIO~~ PENNSYLVANIA
COUNTY OF ~~FRANKLIN~~ MONTGOMERY

Being first duly cautioned and sworn (NAME) TERENCE PROFITA
of (COMPLETE ADDRESS) 1900 IKEA WAY, COLUMBUS, OH 43240
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
IKEA PROPERTY, INC.	420 ALAN WOOD RD., CONSHOHOCKEN, PA 19428

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this _____ day of JANUARY, in the year 2017

SIGNATURE OF NOTARY PUBLIC _____ My Commission Expires 2/10/2019

Notary Seal Here

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Patricia Cieslinski, Notary Public
Plymouth Twp., Montgomery County
My Commission Expires Feb. 10, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

Board of Zoning Adjustment Application

757 Carolyn Avenue, Columbus, Ohio 43224
Phone: 614-645-7433 ▪ www.bzs.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 # _____

STATE OF OHIO Delaware
COUNTY OF ~~FRANKLIN~~

Being first duly cautioned and sworn (NAME) Franz A. Geiger Suite 550
of (COMPLETE ADDRESS) 8800 Lyra Drive, Columbus, Ohio 43240
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 and their mailing addresses:

NAME	COMPLETE MAILING ADDRESS
Polaris 91, LLC 100%	8800 Lyra Drive, Suite 550, Columbus, OH 43240
NP Limited Partnership Managing member	"

SIGNATURE OF AFFIANT _____

Sworn to before me and signed in my presence this 16th day of January, in the year 2017

Lindsey Dantonio
SIGNATURE OF NOTARY PUBLIC

9.8.19
My Commission Expires

Notary Seal Here

NOTARIAL SEAL STATE OF OHIO

Lindsey Dantonio
Notary Public, State of Ohio
My Commission Expires 09-08-2019

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