

REZONING APPLICATION

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

Application #: 217-046 Date Received: 10/24/17
Application Accepted By: TD Fee: \$3,840
Assigned Planner: Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2110 Ikea Way, Columbus, OH Zip 43240
Is this application being annexed into the City of Columbus Yes No (select 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 318-442-02-025-006 (part of) and 318-442-02-025-007 (part of)
 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 Communities Coalition

Proposed Use or reason for rezoning request: To change height district from H-60 to H-110

Proposed Height District: H-110 Acreage 2.849 +/-
(continue on separate page if necessary)
[Columbus City Code Section 3309.14]

APPLICANT:

Name NP/FG, LLC c/o Dave Perry (David Perry Company, Inc.)
Address 411 E Town St., 1st FL City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # N/A Email dave@daveperryco.net

PROPERTY OWNER(S):

Name NP/FG, LLC c/o Dave Perry (David Perry Company, Inc.)
Address 411 E Town St., 1st FL City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # N/A 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 411 E Town St., 2nd FL City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # 614-228-1790 Email: dplank@planklaw.com

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

APPLICANT SIGNATURE NP/FG LLC by David B. Perry Agent
PROPERTY OWNER SIGNATURE NP/FG 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

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 # 217-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Dave Perry (David Perry Company, Inc.)

of (1) MAILING ADDRESS 411 E Town St., 1st FL, Columbus, OH 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 2110 Ikea Way, Columbus, OH 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) 10/24/17

(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) NP/FG, LLC c/o Dave Perry
David Perry Company, Inc.
411 E Town Street, 1st FL
Columbus, Ohio 43215

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

NP/FG, 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 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]

Sworn to before me and signed in my presence this 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
11-5-2018

My Commission Expires:

Notary Seal Here



This Stacy L. Danza expires six (6) months after date of notarization.
Notary Public, State of Ohio
My Commission Expires 11-05-2018

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EXHIBIT A, Public Notice

2110 Ikea Way

Z17- 046

October 16, 2017

APPLICANT

NP/FG, LLC
c/o Dave Perry
David Perry Company, Inc.
411 E Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER

NP/FG, LLC
c/o Dave Perry
David Perry Company, Inc.
411 E Town Street, 1st Floor
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

Donald Plank
Plank Law Firm
411 East Town Street, 2nd Floor
Columbus, Ohio 43215

COMMUNITY GROUP:

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

Barbara A Hamelberg (or current
occupant)
8035 Hickory Ridge Court
Lewis Center, OH 43035

Richard A Grosh
Linda S Grosh (or current occupant)
8028 Hickory Ridge Court
Lewis Center, OH 43035

Endeavor Pas Propco LLC (or current
occupant)
848 Brickell Avenue
Miami, FL 33131

Polaris Beetle LLC (or current
occupant)
8800 Lyra Drive, Suite 550
Columbus, OH 43240

PROPERTY OWNERS WITHIN 125 FEET

Robert B Byers TR (or current
occupant)
8043 Hickory Ridge Court
Lewis Center, OH 43035

Polaris 91, LLC
8800 Lyra Drive, Suite 550
Columbus, OH 43240

Fredrick Marsh
Elizabeth G Passero TR (or current
occupant)
233 Ballard Drive
Gahanna, OH 43230

Joe Stephen Kersey (or current
occupant)
7970 Worthington Rd
Galena, OH 43021

Addison I Smith
Teresa L Smith (or current occupant)
8044 Hickory Ridge Court
Lewis Center, OH 43035

Ikea Property Inc. (or current
occupant)
420 Alan Wood Road
Conshohocken, PA 19428

Financiag VI Healthcare Property LLC
(or current occupant)
303 International Circle
Cockeysville, MD 21030

ALSO NOTIFY

NP/FG, LLC
c/o Franz Geiger
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

**2110 Ikea Way
Z17- 046, October 16, 2017
Exhibit A, Public Notice
Page 1 of 1**

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 # 217-046

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E Town St., 2nd FL, Columbus, OH 43215
deposes and states that (he/she) is the APPLICANT, AGENT or ~~DULY AUTHORIZED ATTORNEY FOR SAME~~ and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual
Business or individual's address
Address of corporate headquarters
City, State, Zip
Number of Columbus based employees
Contact name and number

<p>1. NP/FG, LLC 8800 Lyra Drive, Suite 550 Columbus, Ohio 43240 # of Columbus Based Employees: 0 Contact: Franz Geiger (614) 841-1000</p>	<p>2. _____</p>
<p>3. _____</p>	<p>4. _____</p>

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 23rd day of October, in the year 2017

SIGNATURE OF NOTARY PUBLIC

Stacey L. Danza

My Commission Expires:

11-5-2018

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



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

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City of Columbus Zoning Plat



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: 31844202025006

Zoning Number: 2110

Street Name: IKEA WAY

Lot Number: N/A

Subdivision: N/A

Requested By: DAVID PERRY COMPANY, INC (DAVE PERRY)

Issued By:

Adyana Amarian

Date: 10/13/2017



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

SCALE: 1 inch = 200 feet

GIS FILE NUMBER: 104771

217-046



Description of a 2.849 Acre Tract

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 1.201 acres out of Farm Lot 16, being 1.648 acres out of Farm Lot 17, being 1.035 acres out of an 11.842 acre tract of land described in a deed to Polaris TG, LLC of record in Official Record Volume 1524, Page 537, being 1.814 acres out of a 34.966 acre tract of land described in a deed to NP/FG, LLC of record in Official Record Volume 1521, Page 2394, and being more particularly described as follows:

COMMENCING for reference at the southeast corner of Lot 1221 of Hickory Ridge Corrected Plat of record in Plat Book 20, Page 178 and being on the north line of said 34.966 acre tract;

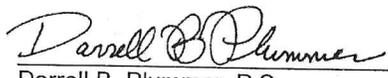
Thence South $07^{\circ}38'30''$ West, a distance of 450.00 feet crossing said 34.966 acre tract, to the **TRUE POINT OF BEGINNING** of the tract to be described;

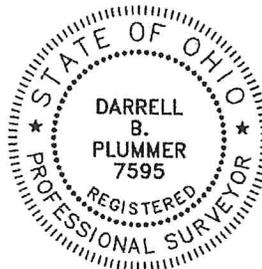
Thence crossing said 34.966 acre tract and said 11.842 acre tract, with the following five (5) courses and distances:

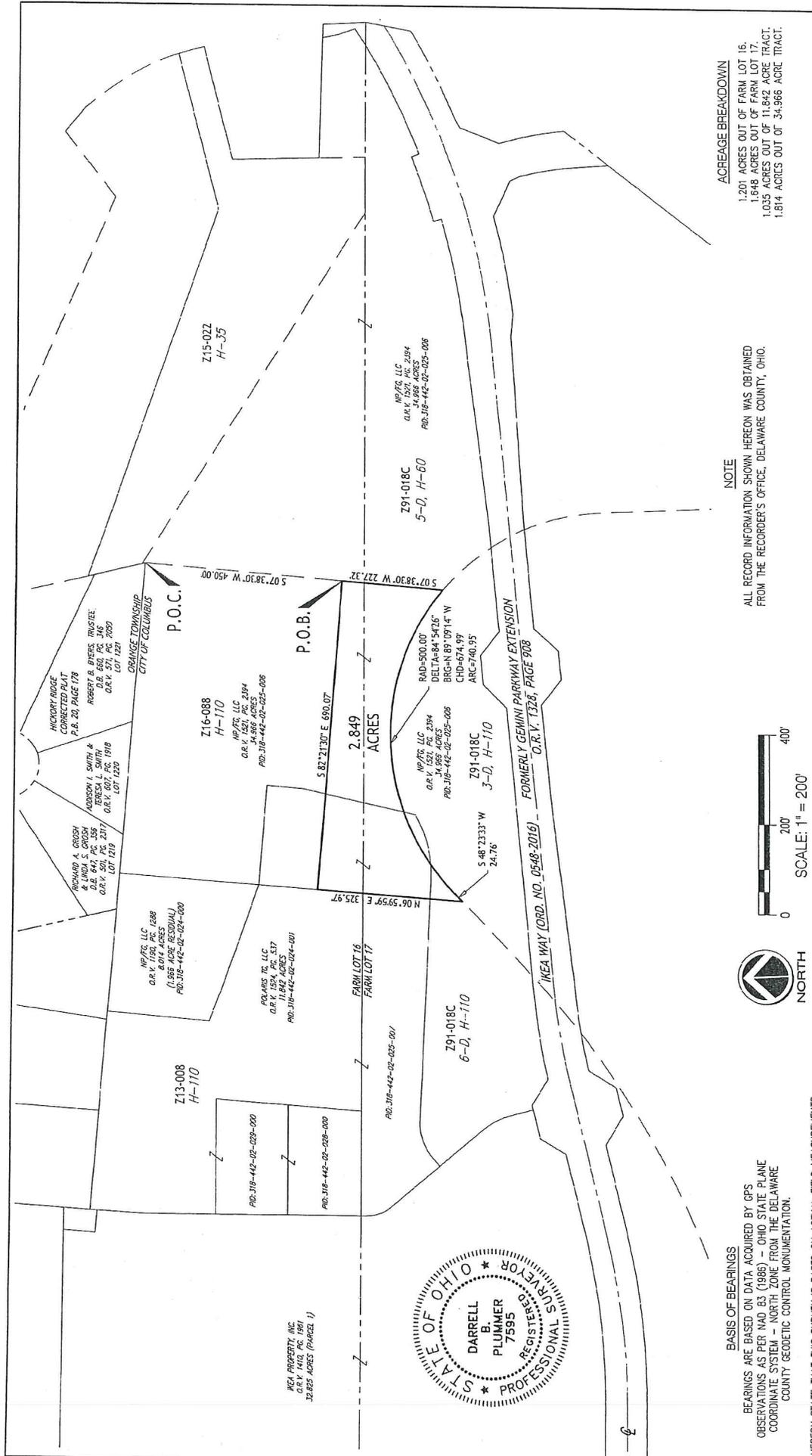
- 1) South $07^{\circ}38'30''$ West, a distance of 227.32 feet, to a point;
- 2) With the arc of a curve to the left having a radius of 500.00 feet, a central angle of $84^{\circ}54'26''$, a chord bearing of North $89^{\circ}09'14''$ West, a chord distance of 674.99 feet, and an arc length of 740.95 feet, to a point;
- 3) South $48^{\circ}23'33''$ West, a distance of 24.76 feet, to a point;
- 4) North $06^{\circ}59'59''$ East, a distance of 325.97 feet, to a point;
- 5) South $82^{\circ}21'30''$ East, a distance of 690.07 feet, to the **TRUE POINT OF BEGINNING**, containing 2.849 acres of land, more or less.

Basis of Bearing: 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 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, P.S. 10/10/2017
Professional Surveyor No. 7595 Date





ACREAGE BREAKDOWN

- 1.201 ACRES OUT OF FARM LOT 16.
- 1.648 ACRES OUT OF FARM LOT 17.
- 1.035 ACRES OUT OF 1.842 ACRE TRACT.
- 1.814 ACRES OUT OF 34.966 ACRE TRACT.

NOTE

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



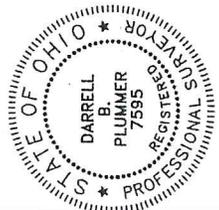
BASIS OF BEARINGS

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.

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
 10/10/2017
 DATE

DARRELL B. PLUMMER, F.S.
 PROFESSIONAL SURVEYOR NO. 7595



**REZONING EXHIBIT OF A
 2.849 ACRE TRACT**

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.

PAGE 1 OF 1
 DRAWN BY: DBP
 CHECKED BY: KAS
 FILE NO. 13356



your trusted advisor
 consultants
 engineers
 architects
 planners

217-046

DEVELOPMENT TEXT
L-C-4, Limited Commercial District

PROPERTY ADDRESS: 2110 Ikea Way, Columbus, OH 43240
PID: 31844202025006 (part of) and 31844202025007 (part of) (Delaware County)
AREA: 2.829 +/- ac
EXISTING ZONING: L-C-4, Limited Commercial District
PROPOSED ZONING: L-C-4, Limited Commercial District
APPLICANT: NP/FG, LLC, c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, Ohio 43215
PROPERTY OWNER: NP/FG, LLC c/o Dave Perry, David Perry Company, Inc., 411 E. Town Street, FL 1, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, Ohio 43215
DATE OF TEXT: October 23, 2017
APPLICATION NUMBER: Z17- 046

1. INTRODUCTION:

Applicant proposes to rezone 2.829 +/- acres from L-C-4 to L-C-4, Limited Commercial District to change the height district from H-60 to H-110. Property in all directions from the site is in the H-110. The 2.829 +/- area is a remainder from other abutting rezoning ordinances with the H-110 height district. Commercial use of the site is permitted by the current L-C-4 zoning and commercial use is supported by the Far North Plan.

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.

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 follows:

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) No parking or maneuvering areas, except driveways, shall be constructed nearer than three (3) feet from any side or rear property line, except 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.

The site does not directly abut any public street. Vehicular access will be provided through adjacent commercially zoned property.

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

8) 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 sides. There shall be no exposed smooth face concrete block.

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

N/A

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. the Parkland Dedication Ordinance (PDO) is not applicable because the site is being rezoned from L-C-4 to L-C-4. Limited Commercial zoning (L-C-4) was originally established on this property by Ordinance 943-91, passed April 29, 1991, pre-dating the Parkland Dedication Ordinance (PDO).

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

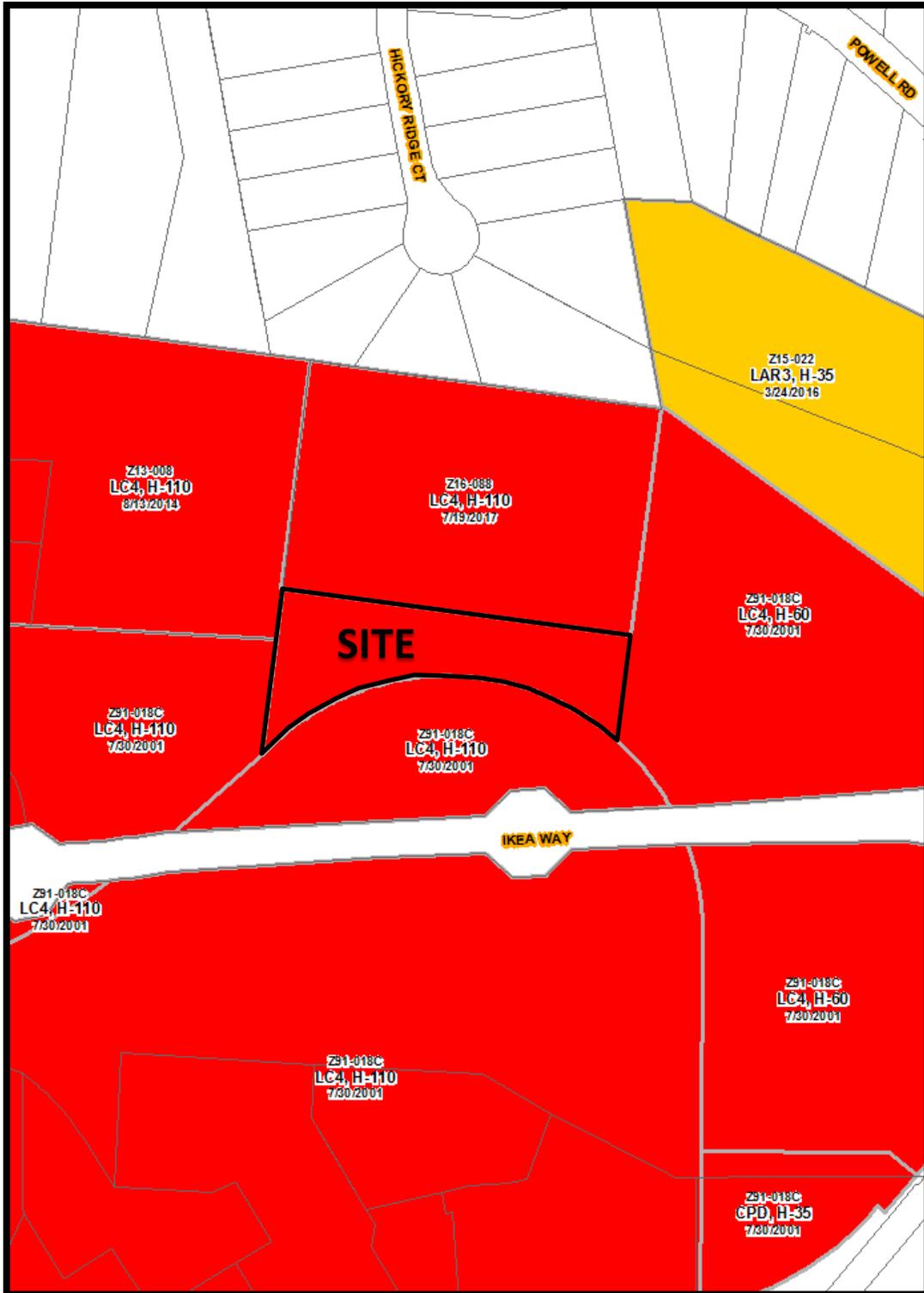
parts of the Text in any one or more instances shall not prejudice in any way the validity of the Text in any other instance.

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.

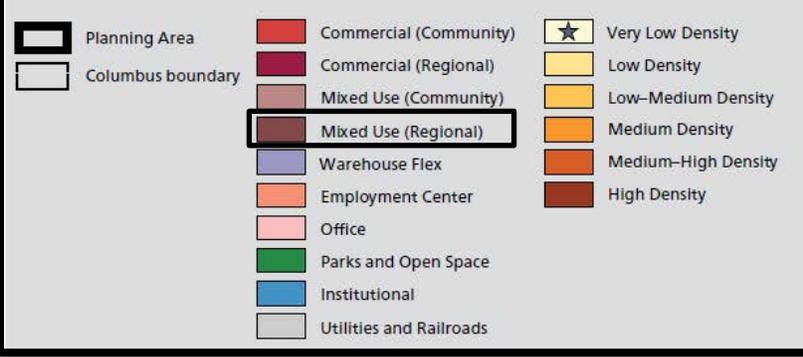
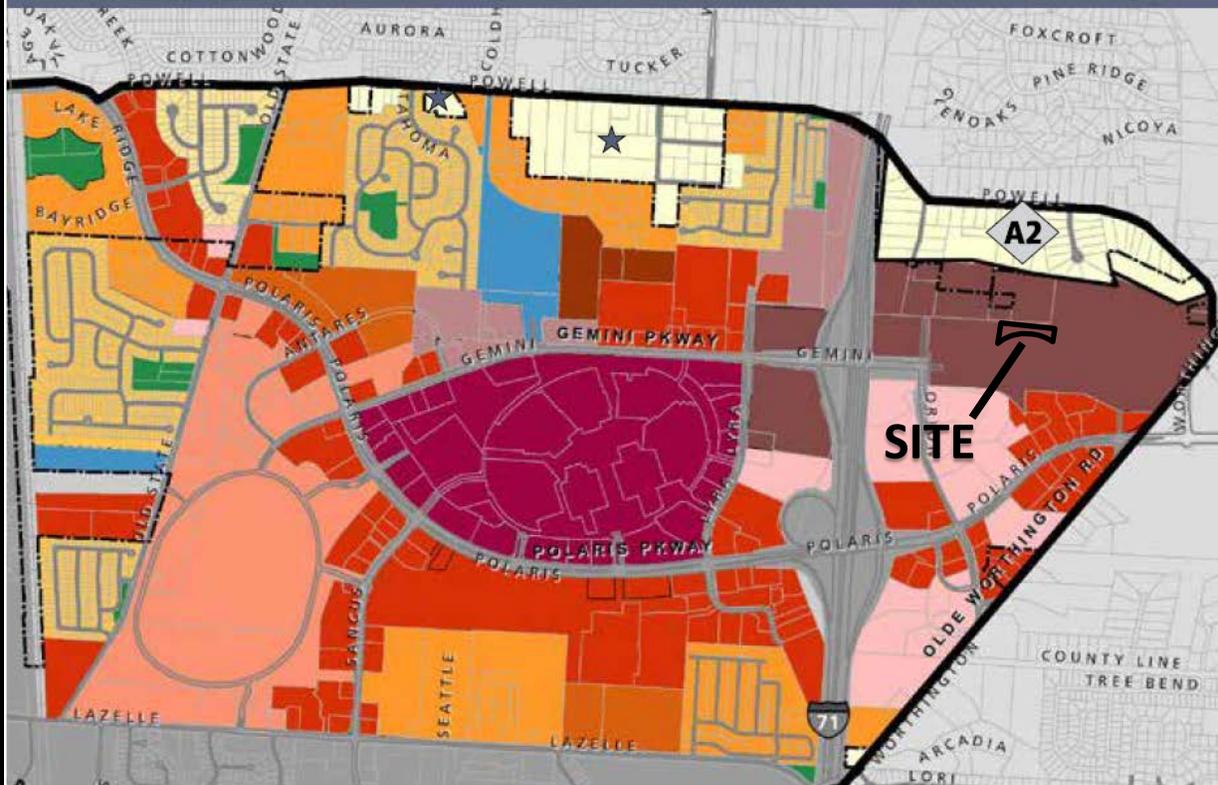
Signature: _____ Date: _____
David B. Perry, Agent

Signature: _____ Date: _____
Donald Plank, Attorney



Z17-046
2110 Ikea Way
Approximately 2.85 acres
From L-C-4 to L-C-4

Figure 16: Polaris Subarea



Far North Area Plan (2014)

Z17-046
 2110 Ikea Way
 Approximately 2.85 acres
 From L-C-4 to L-C-4



Z17-046
2110 Ikea Way
Approximately 2.85 acres
From L-C-4 to L-C-4