

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 #: 217-051 Date Received: 11/28/17
Application Accepted By: TD Fee: \$3,520
Assigned Planner: Kelsey Priene, 614-645-1341; kpriene@columbus.gov

LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 2161 Ikea Way, Columbus, Ohio 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 318-442-02-025-001 (part of)

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

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

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

Proposed Use or reason for rezoning request: Retail convenience store with gasoline

Proposed Height District: H-35 (continue on separate page if necessary)
Acreage 1.691 +/- Ac.
[Columbus City Code Section 3309.14]

APPLICANT:

Name Certified Oil Company c/o Dave Perry (David Perry Company, Inc.)
Address 411 E Town Street, 1st Floor City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # ----- Email dave@daveperryco.net

PROPERTY OWNER(S):

Name Polaris 91, LLC c/o Dave Perry (David Perry Company, Inc.)
Address 411 E Town Street, 1st Floor City/State Columbus, OH Zip 43215
Phone # 614-228-1727 Fax # ----- 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 Street, 2nd Floor City/State Columbus, OH Zip 43215
Phone # 614-947-8600 Fax # ----- Email: dplank@planklaw.com

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

APPLICANT SIGNATURE Certified Oil Company 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

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 # 217-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David Perry (David Perry Company, Inc.)
of (1) MAILING ADDRESS 411 E Town Street, 1st Floor, 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 2161 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) 11/28/17

(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) Polaris 91, LLC
c/o Dave Perry (David Perry Company, Inc.)
411 E Town Street, 1st Floor
Columbus, OH 43215

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

Certified Oil Company
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 43081

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) David B. Perry

Sworn to before me and signed in my presence this 27th day of November, in the year 2017

SIGNATURE OF NOTARY PUBLIC

(8) Stacy L Danza
11-5-2018

My Commission Expires:

Notary Seal Here



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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Please make all checks payable to the Columbus City Treasurer

EXHIBIT A, Public Notice

2161 Ikea Way

Z17-051

November 27, 2017

APPLICANT

Certified Oil Company
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

PROPERTY OWNER

Polaris 91, LLC
c/o David Perry
David Perry Company, Inc.
411 East Town Street, 1st Floor
Columbus, Ohio 43215

ATTORNEY FOR APPLICANT

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

COMMUNITY GROUP:

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

Polaris 91, LLC (or current occupant)
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

NP Limited (or current occupant)
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

NP/FG, LLC (or current occupant)
8800 Lyra Drive, Suite 550
Columbus, Ohio 43240

PROPERTY OWNERS WITHIN 125 FEET

Ikea Property Inc. (or current occupant)
Attn: Real Estate Tax Department
420 Alan Wood Road
Conshohocken, PA 19428

Polaris GG, LLC (or current occupant)
Attn: PM Dept LA Fitness
11995 El Camino Real
San Diego, CA 92130

Jenco Investment Company, Ltd. (or current occupant)
6375 Riverside Drive
Dublin, Ohio 43017

Patrick J Kelly (or current occupant)
1240 NE 92nd Avenue
Seattle, WA 98115

Certified Oil Company
c/o John Damrath
949 King Avenue
Columbus, Ohio 43212

Certified Oil Company
c/o Nick Lacaillade
949 King Avenue
Columbus, Ohio 43212

ALSO NOTIFY:

Certified Oil Company
c/o Don Glenn
949 King Avenue
Columbus, Ohio 43212

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

2161 Ikea Way
Z17-051, November 27, 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 # 217-051

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank (Plank Law Firm)
of (COMPLETE ADDRESS) 411 E Town Street, 2nd Floor, 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. Certified Oil Company 949 King Avenue Columbus, OH 43215 # of Columbus Based Employees: 135 Contact: Nick Lacaillade 614) 421-0168 John Damrath</p>	<p>2. Polaris 91, LLC 8800 Lyra Drive, Suite 550 Columbus, OH 43240 # of Columbus Based Employees: 0 Contact: Franz Geiger (614) 481-8000</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 27th day of November, 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

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



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: PART OF 31844202025001

Zoning Number: 2161

Street Name: IKEA WAY

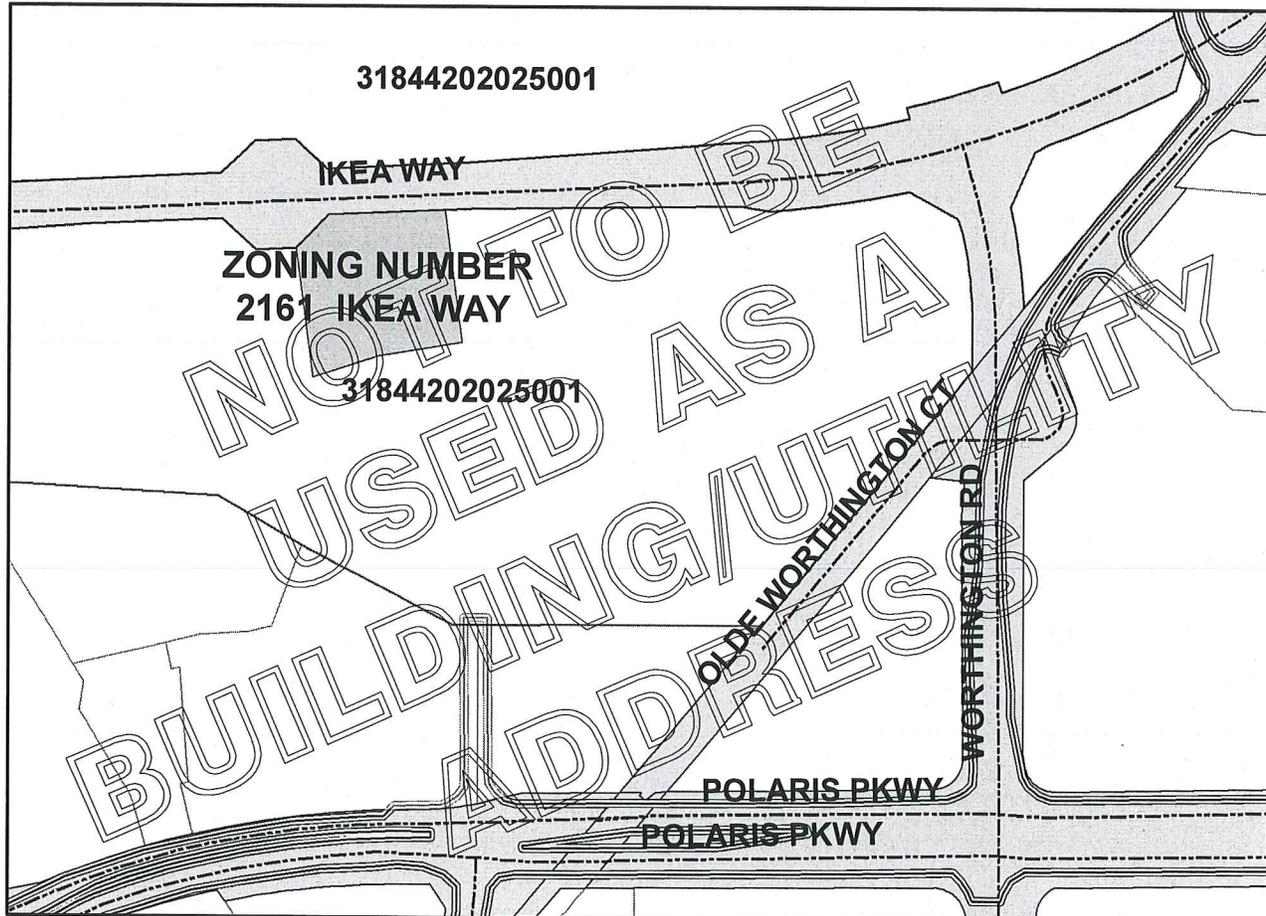
Lot Number: N/A

Subdivision: N/A

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

Issued By: *Adyana Amariam*

Date: 11/21/2017



SCALE: 1 inch = 300 feet

GIS FILE NUMBER: 108611

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

217-051





Description of a 1.691 Acre Tract

Situated in the State of Ohio, County of Delaware, City of Columbus, being part of Farm Lot 17, Quarter Township 4, Township 3, Range 18, United States Military Lands, being 1.691 acres out of Farm Lot 17, being 1.691 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:

COMMENCING for reference at a Monument Box found at the intersection of the centerline of Orion Place and the centerline of Ikea Way (Ordinance Number 0548-2016) formerly Gemini Parkway Extension of record in Official Record Volume 1328, Page 908;

Thence South 87°04'54" East, a distance of 355.57 feet with the centerline of said Ikea Way, to a Monument Box found;

Thence North 83°14'47" East, a distance of 675.94 feet crossing said Ikea Way, to a Monument Box found;

Thence South 27°18'17" East, a distance of 104.38 feet crossing said Ikea Way, to a 3/4" iron pin found with an aluminum Kokosing cap on the south right-of-way line of said Ikea Way, being on the south line of an 8.685 acre tract of land described in a deed to the City of Columbus, Ohio of record in Official Record Volume 1388, Page 2689, and being the **TRUE POINT OF BEGINNING** of the tract to be described;

Thence with the south right-of-way line of said Ikea Way and with the south line of said 8.685 acre tract, the following two (2) courses and distances:

- 1) North 33°31'04" East, a distance of 74.30 feet, to a 3/4" iron pin found with an aluminum Kokosing cap;
- 2) With the arc of a curve to the right having a radius of 1590.52 feet, a central angle of 6°08'18", a chord bearing of North 83°14'48" East, a chord distance of 170.32 feet, and an arc length of 170.40 feet, to an iron pin set;

Thence South 11°28'57" East, a distance of 349.13 feet crossing said 90.848 acre tract, to an iron pin set on the north line of a 4.551 acre tract of land described in a deed to Polaris GG, LLC of record in Official Record Volume 829, Page 1356;

Thence North 86°44'26" West, a distance of 129.65 feet with the north line of said 4.551 acre tract, to a 5/8" iron pin found with a Floyd Browne cap at the northwest corner of said 4.551 acre tract;

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

- 1) South 79°23'52" West, a distance of 101.15 feet, to an iron pin set;
- 2) North 10°36'08" West, a distance of 276.12 feet, to the **TRUE POINT OF BEGINNING**, containing 1.691 acres of land, more or less, there being 1.691 acres out of Parcel Number 318-442-02-025-001.

DESCRIPTION FOR CLOSING ONLY
 RPC Approval Required
 Municipal Approval Required
Delaware County Engineer

10-18-17

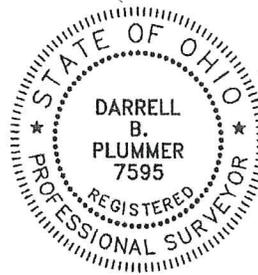
217-051

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.

All iron pins set are $\frac{5}{8}$ " solid iron pins 30" in length with a yellow plastic cap stamped "CT Consultants".

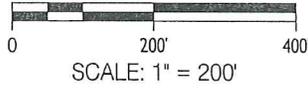
The above description is based on and referenced to an exhibit prepared by CT Consultants, attached hereto and made a part hereof. All references are to the records of the Recorder's Office, Delaware County, Ohio.

Darrell B. Plummer 10/3/2017
Darrell B. Plummer, P.S. Date
Professional Surveyor No. 7595





PLAT OF SURVEY OF A
1.691 ACRE TRACT
 SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF COLUMBUS,
 BEING PART OF FARM LOT 17, QUARTER TOWNSHIP 4, TOWNSHIP 3, RANGE 18,
 UNITED STATES MILITARY LANDS.



POLARIS TG, LLC
 O.R.V. 1524, PG. 537
 11.842 ACRES

CURVE	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1590.52'	6°08'18"	N 83°14'48" E	170.32'	170.40'

IKEA PROPERTY, INC.
 O.R.V. 1410, PG. 1961
 32.825 ACRES (PARCEL 1)

FORMERLY GEMINI PARKWAY EXTENSION
 O.R.V. 1328, PAGE 908

CITY OF COLUMBUS, OHIO
 O.R.V. 1388, PG. 2689
 PARCEL: 1-WDV1
 8.685 ACRES

P.O.C.

LINE	BEARING	DISTANCE
L1	S 27°18'17" E	104.38'
L2	N 33°31'04" E	74.30'
L3	N 86°44'26" W	129.65'
L4	S 79°23'52" W	101.15'

P.O.B.

1.691 ACRES
 VACANT LAND

CITY OF COLUMBUS, OHIO
 O.R.V. 529, PG. 538
 0.252 ACRES
 (0.210 ACRE RESIDUAL)

CITY OF COLUMBUS
 O.R.V. 804, PG. 2774
 0.216 ACRES

CITY OF COLUMBUS
 O.R.V. 804, PG. 2774
 0.209 ACRES

CITY OF COLUMBUS
 O.R.V. 566, PG. 2592
 0.616 ACRES

ORION OFFICE PARK CONDOMINIUMS
 P.C. 3, SLIDE 205 & 205C

ORION OFFICE PARK, LTD
 O.R.V. 2, PG. 437
 7.475 ACRES
 (7.248 ACRE RESIDUAL)

ORION PLACE

JENCO INVESTMENT
 COMPANY, LTD.
 O.R.V. 1483, PG. 2560
 5.078 ACRES
 (4.804 ACRE RESIDUAL)

POLARIS GG, LLC
 O.R.V. 829, PG. 1356
 4.551 ACRES

N.P. UNLIMITED PARTNERSHIP
 O.R.V. 430, PG. 468
 19.952 ACRES
 (2.032 ACRE RESIDUAL)

POLARIS JAM, LLC
 O.R.V. 780, PG. 689
 0.819 ACRES

ACREAGE BREAKDOWN

1.691 ACRES OUT OF FARM LOT 17.
 1.691 ACRES OUT OF 90.848 ACRE TRACT.

NOTE

ALL IRON PINS SET ARE 5/8" SOLID IRON PINS 30" IN LENGTH
 WITH A YELLOW PLASTIC CAP STAMPED "CT CONSULTANTS".

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.

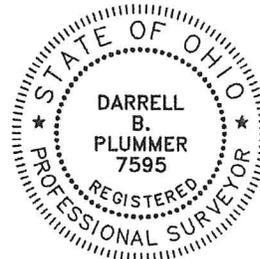
I HEREBY STATE THAT THIS SURVEY IS BASED ON ACTUAL FIELD MEASUREMENTS
 AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT.

Darrell B. Plummer
 DARRELL B. PLUMMER, P.S.
 PROFESSIONAL SURVEYOR NO. 7595

10/3/2017
 DATE

LEGEND

- IRON PIN FND ●
- IRON PIPE FND ○
- MAG NAIL FND ⊙
- IRON PIN SET ○
- MAG NAIL SET ⊙
- MONUMENT BOX ☒



PAGE 1 OF 1
 DRAWN BY: DBP
 CHECKED BY: KAS

FILE NO. 13356

H:\2013\13356\SURVEY\13356 - SURVEY - BOUNDARY (1.691 AC) DWG - 10/3/2017 1:28:41 PM

217-051

COMMERCIAL PLANNED DEVELOPMENT TEXT

EXISTING ZONING: L-C-4, Limited Commercial District
PROPOSED DISTRICT: CPD, Commercial Planned Development
PROPERTY ADDRESS: 2161 Ikea Way, Columbus, Columbus, Ohio 43240
ACREAGE: 1.691 +/- acres
PID: 318-442-02-025-001 (part)
OWNER: Polaris 91, LLC c/o Dave Perry, Agent, 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.
APPLICANT: Certified Oil Company c/o Dave Perry, Agent, 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: November 27, 2017
APPLICATION: Z17- 051

1.INTRODUCTION

The property subject to this rezoning is located at 2161 Ikea Way (the "Property"). The Property is 1.691 +/- acres located on the south side of Ikea Way approximately 1,045 +/- feet east of Orion Place, and is zoned L-C-4, Limited Commercial (Z91-018C). Applicant proposes to rezone the Property to the CPD, Commercial Planned Development District to permit a convenience store with retail fuel sales. The plans titled "Site Plan - Certified Oil, 2161 Ikea Way", "Landscape Plan - Certified Oil, 2161 Ikea Way", "Building Elevations- Certified Oil, 2161 Ikea Way", "Canopy Elevations - Certified Oil, 2161 Ikea Way", hereafter Site Plan, Landscaping Plan, Building Elevations and Canopy Elevations, respectively, all dated _____, as referenced in Section 2.G., depict the proposed development of a convenience store with retail sale of fuel, and outside display area(s).

2.PERMITTED USES

Uses permitted per Columbus City Code Section 3356.03, C-4 Permitted Uses and a convenience store with retail sale of fuel and outside display area(s).

3.DEVELOPMENT STANDARDS

Unless otherwise indicated herein or on the Site Plan, Landscaping Plan, Building Elevations and/or Canopy Elevations, the applicable development standards of Chapter 3356, C-4, Regional Scale Commercial District of the Columbus City Codes shall apply.

A. Density, Height, Lot and/or Setback Commitments. The site development, height and setback commitments for a convenience store with retail sale of fuel and outside display area(s) are depicted on the registered plans.

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

Access to Ikea Way shall be by a right-in/right-out curbcut located straddling the east P/L of the Property and the west property line of the adjacent property to the east. A right deceleration

lane shall be provided, if warranted. Right-in/right-out and full turning movement curbcuts, as depicted on the Site Plan, shall be permitted for access to Road A (unnamed at this time), on the west side of the Property.

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

For development of a convenience store with retail sale of fuel, landscaping shall be provided, as depicted on the Landscape Plan.

D. Building Design and/or Exterior Treatment Commitments.

The exterior elevation of the convenience store building and the fuel canopy shall comply with the Building Elevations and Canopy Elevations.

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

1. The outside display and sale of propane tanks, ice and/or firewood shall be permitted. These products shall only be displayed on the sidewalk directly abutting the convenience store building and shall be placed to maintain a minimum four (4) foot wide clear walkway for pedestrians at all times.

2. One (1) outside merchandise display rack shall be permitted on each fuel pump island for the sale of oil and other automotive fluids, subject to no display rack being taller than four (4) feet and being completely located on the pump island(s).

F. Graphics and Signage Commitments.

The applicable graphics standards shall be those standards contained in Article 15 of the Columbus City Code as they apply to the C-4, Commercial District. Any ground sign shall be monument-style. Any variance to the applicable requirements of the C-4, Commercial District, shall be submitted to the Columbus Graphics Commission.

G. Miscellaneous Commitments.

1. The Property shall be developed in accordance with the plans titled "Site Plan - Certified Oil, 2161 Ikea Way", "Landscape Plan - Certified Oil, 2161 Ikea Way", "Building Elevations- Certified Oil, 2161 Ikea Way", "Canopy Elevations - Certified Oil, 2161 Ikea Way", dated _____, and signed by David B. Perry, Agent, and Donald Plank, Attorney, if the site is developed with a convenience store with retail fuel sale and outside display areas. The referenced plans shall not be applicable to the Property if it is developed for a use other than a convenience store with retail fuel sale and outside display areas. The referenced plans may be slightly adjusted to reflect engineering, topographical, architectural or other data developed at the time of development and when engineering and architectural plans are completed. Any slight adjustment to the Site Plan and/or Elevations shall be reviewed and may be approved by the Director of the Department of Building and Zoning Services, or a designee, upon submission of the appropriate data regarding the proposed adjustment.

2. The developer shall comply with applicable monetary payment requirements of Chapter 3318, Parkland Dedication, Columbus City Code.

H. Other CPD Requirements.

- 1. Natural Environment: The Property is located on the south side of Ikea Way, 1,045' +/- east of Orion Place.
- 2. Existing Land Use: The Property is undeveloped, but is part of a large commercially zoned area.
- 3. Circulation: The site is at the southeast corner of Ikea Way and Road A (future). The Property will have vehicular access on both Ikea Way and Road A, as shown on the Site Plan.
- 4. Visual Form of the Environment: Property in all directions is zoned for commercial uses. Property to the north and south is developed with large commercial uses (Ikea and LA Fitness, respectively), as well as undeveloped commercially zoned land. A new public street to connect Ikea Way with Polaris Parkway is planned abutting the west side of the Property. Undeveloped commercially zoned land is located to the north, east and west.
- 5. Visibility: The Property is visible from Ikea Way and will be from future Road A.
- 6. Proposed Development: The proposed development is a retail convenience store with retail sale of fuel and accessory outside display, as depicted on the Site Plan.
- 7. Behavior Patterns: The proposed use is appropriate for the location on an arterial street in a regional commercial area.
- 8. Emissions: No adverse effect from emissions shall result from the proposed development.

I. Modification of Code Standards.

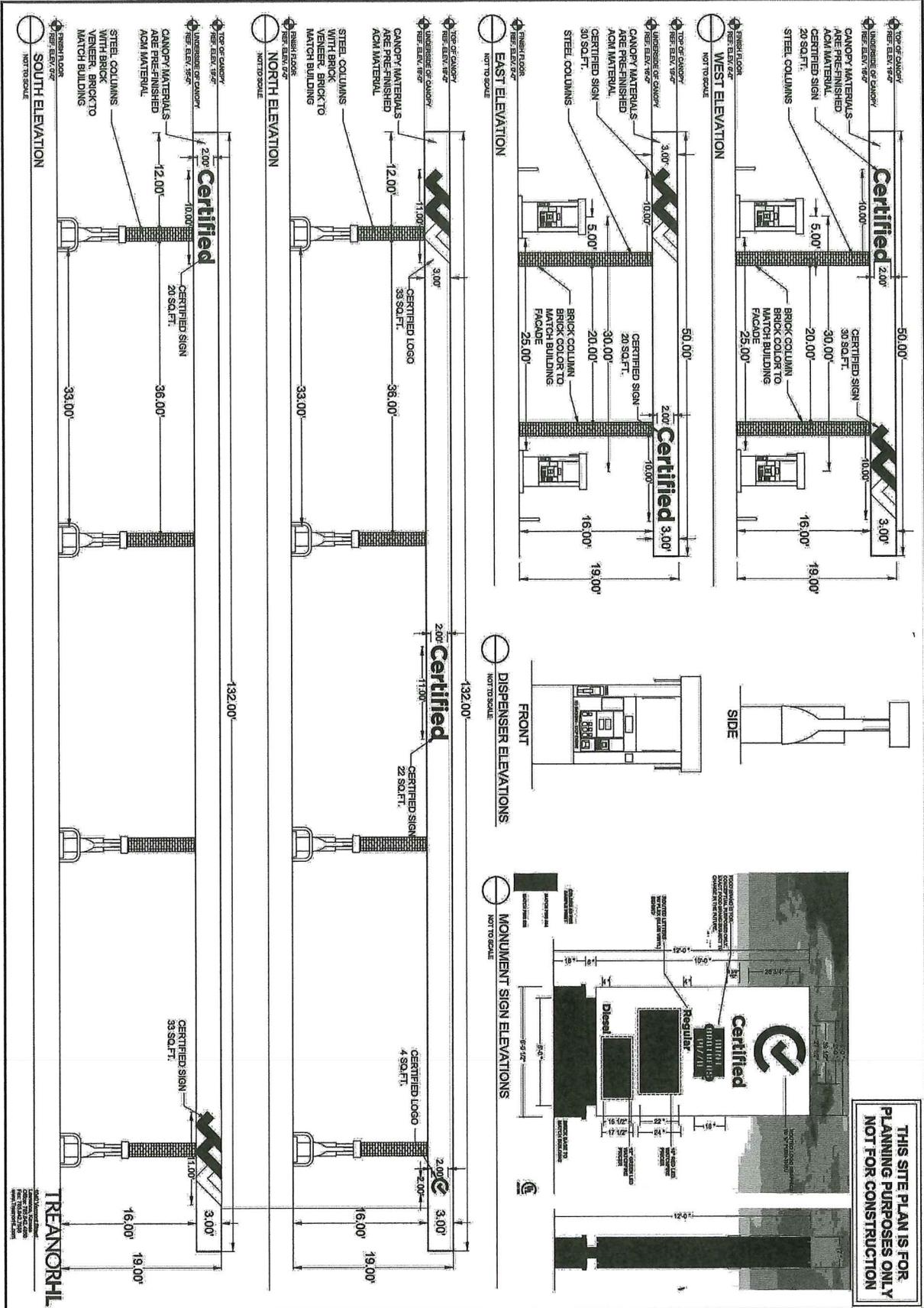
N/A

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 the 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, other than as stated herein.

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

Signature: _____ Date: _____
Donald Plank, Attorney

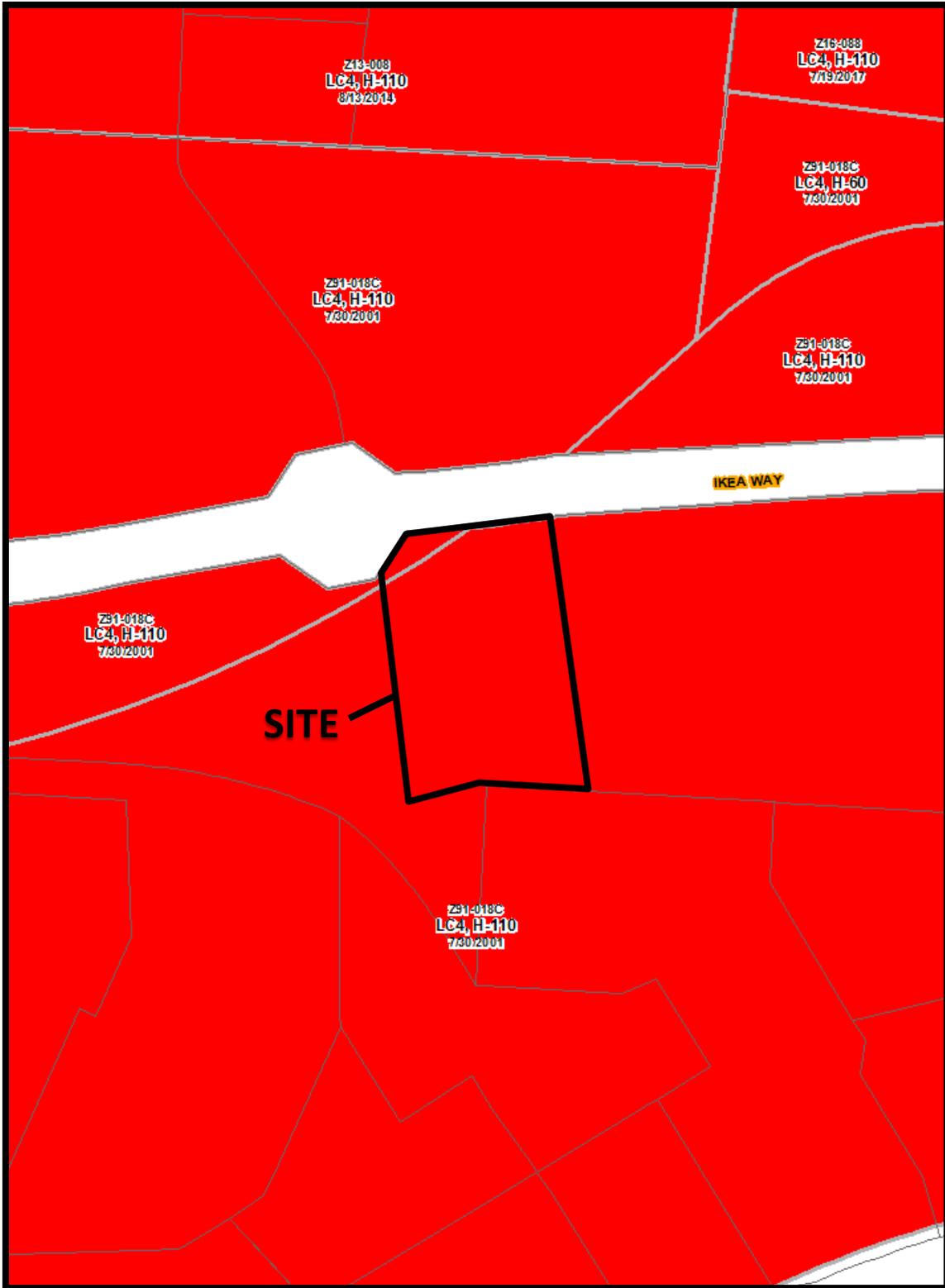
11-27-2017



THIS SITE PLAN IS FOR PLANNING PURPOSES ONLY. NOT FOR CONSTRUCTION.

	DATE: 1/26/2017	PROJECT: CERTIFIED OIL COMPANY STORE	PROJECT CIVIL ENGINEER: TREA NORHL, P.E., 1040 VERMONT ST., LAWRENCE, OH 44544, (781) 845-4353	PROJECT OWNER: Certified Oil Company, 348 Clay Ave., Columbus, Ohio 43112, (614) 251-1300, www.certifiedoil.com
	REV. DATE DESCRIPTION 1 1/26/2017 2 1/26/2017 3 1/26/2017 4 1/26/2017	PROJECT LOCATION: CERTIFIED OIL COMPANY STORE 47-469-43 2-STORE WITH 8 PACK CANOPY, 155 KING AVENUE GIBBETTS PARK, 6105A WATSON COLUMBUS, OH 43242 DELEWARE COUNTY	PROJECT CLIENT: CERTIFIED OIL COMPANY SPC: JOHN DAMRATH 545 KING AVENUE COLUMBUS, OH 43212 (614) 569-8433	SHEET NO.: 4

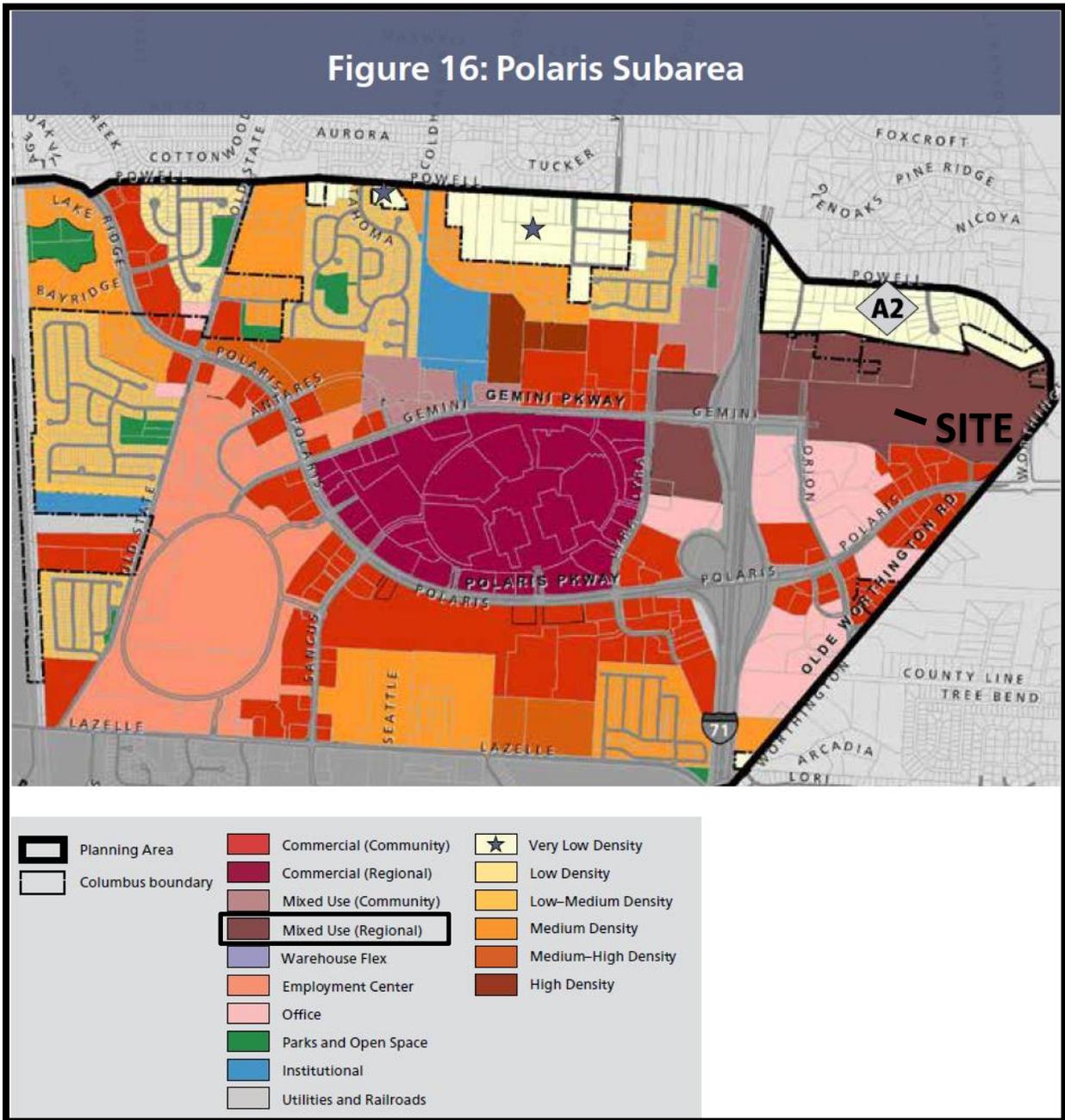
217-051



Z17-051
2161 Ikea Way
Approximately 1.69 acres
From L-C-4 to CPD

Far North Area Plan (2014)

Figure 16: Polaris Subarea



Z17-051
 2161 Ikea Way
 Approximately 1.69 acres
 From LC-4 to CPD



Z17-051
2161 Ikea Way
Approximately 1.69 acres
From L-C-4 to CPD