STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
JANUARY 11, 2018

2.	**APPLICATION:**	**Z17-046**
	Location:	**2110 IKEA WAY (43219),** being 2.85± acres located on the north side of Ikea Way, 1,200± feet west of East Powell Road (part of 31844202025006 and part of 31844202025007; Far North Columbus Communities Coalition).
	Existing Zoning:	L-C-4, Limited Commercial District.
	Request:	L-C-4, Limited Commercial District.
	Proposed Use:	Increase height district from H-60 to H-110.
	Applicant(s):	NPFG, LLC c/o David Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1st Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
	Property Owner(s):	NRFC Easton Holdings, LLC; 433 East Las Colinas Same as Applicant.
	Planner:	Tim Dietrich; 614-645-6665; tedietrich@columbus.gov

BACKGROUND:

- The 2.85± acre site consists of an undeveloped tract of land, comprised of portions of two parcels, both of which are zoned L-C-4, Limited Commercial District. The existing L-C-4 district established commercial zoning for the Polaris development (Z91-018C), while the new L-C-4 district proposes adjustments to the height language that establishes a height district of H-110, while preserving existing development standards.

- The site is bordered to the north, south, east, and west by undeveloped land zoned in the L-C-4, Limited Commercial District.

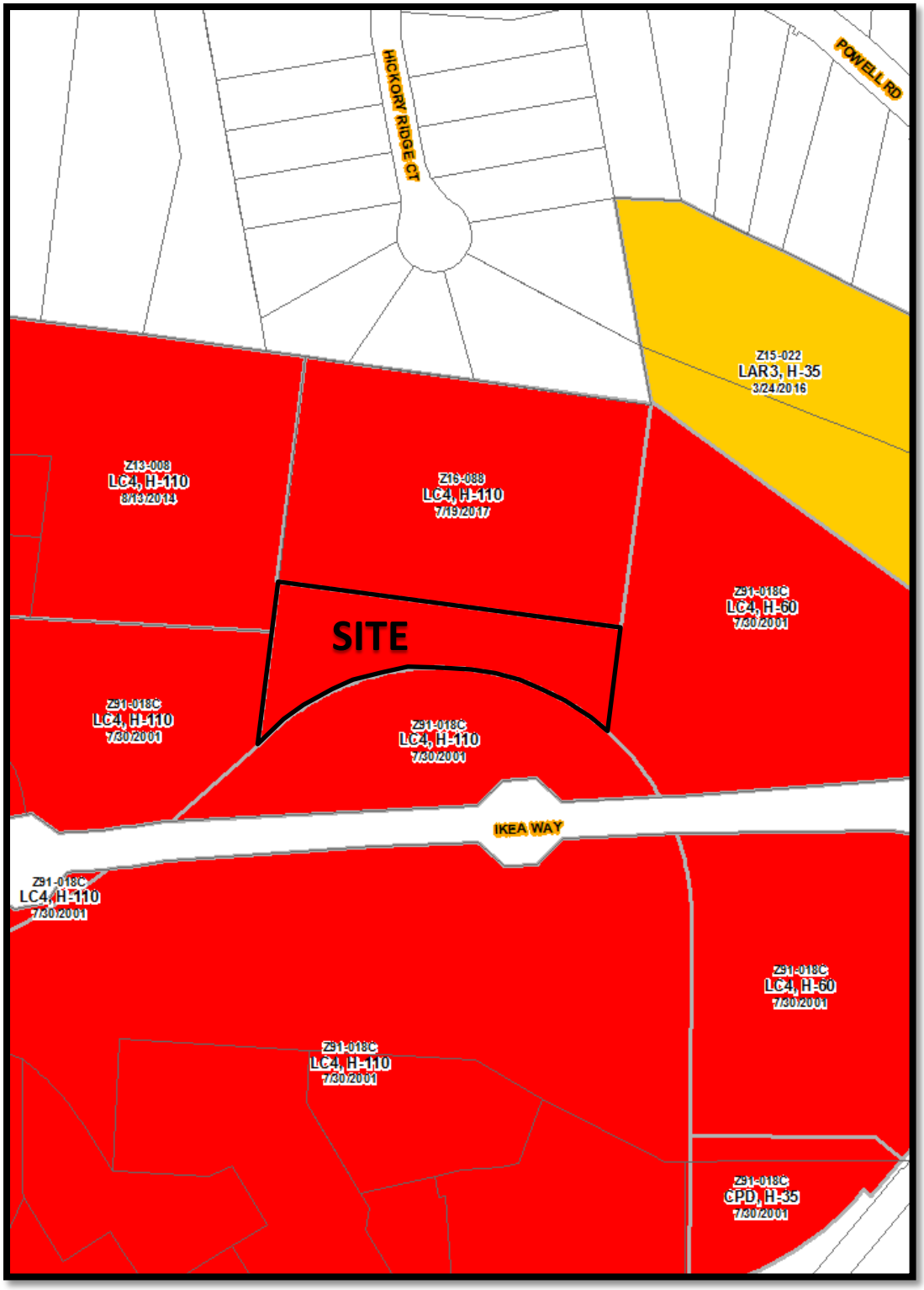
- The site is within the boundaries of the *Far North Area Plan* (2014), which recommends "Regional Mixed Use" land uses at this location.

- The site is located within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.

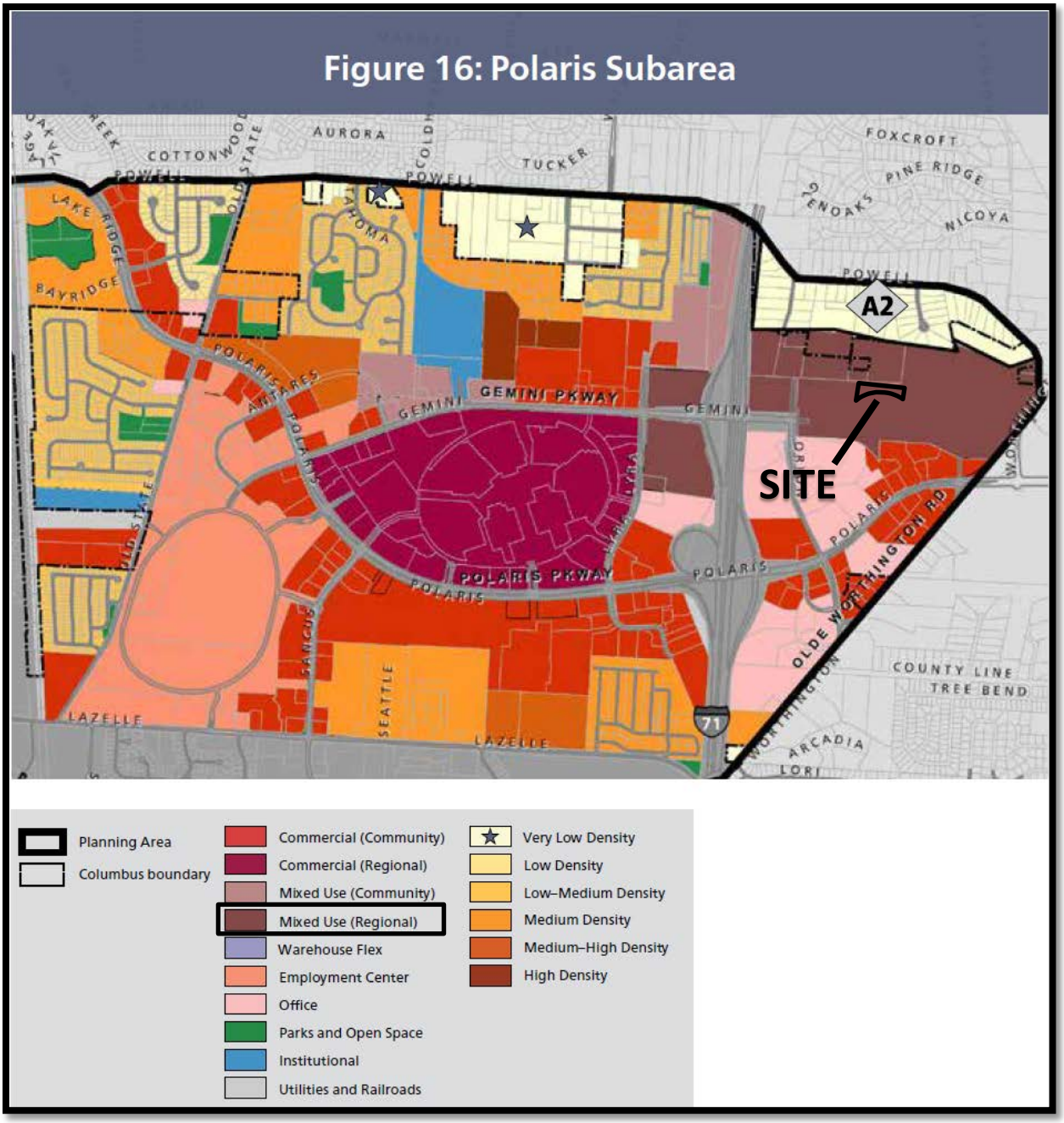
- The limitation text includes permitted uses, and commitments to building height, building and parking setbacks, parking circulation, vehicular access, screening, buffering, landscaping, building design, and parkland dedication.

CITY DEPARTMENTS' RECOMMENDATION: Approval

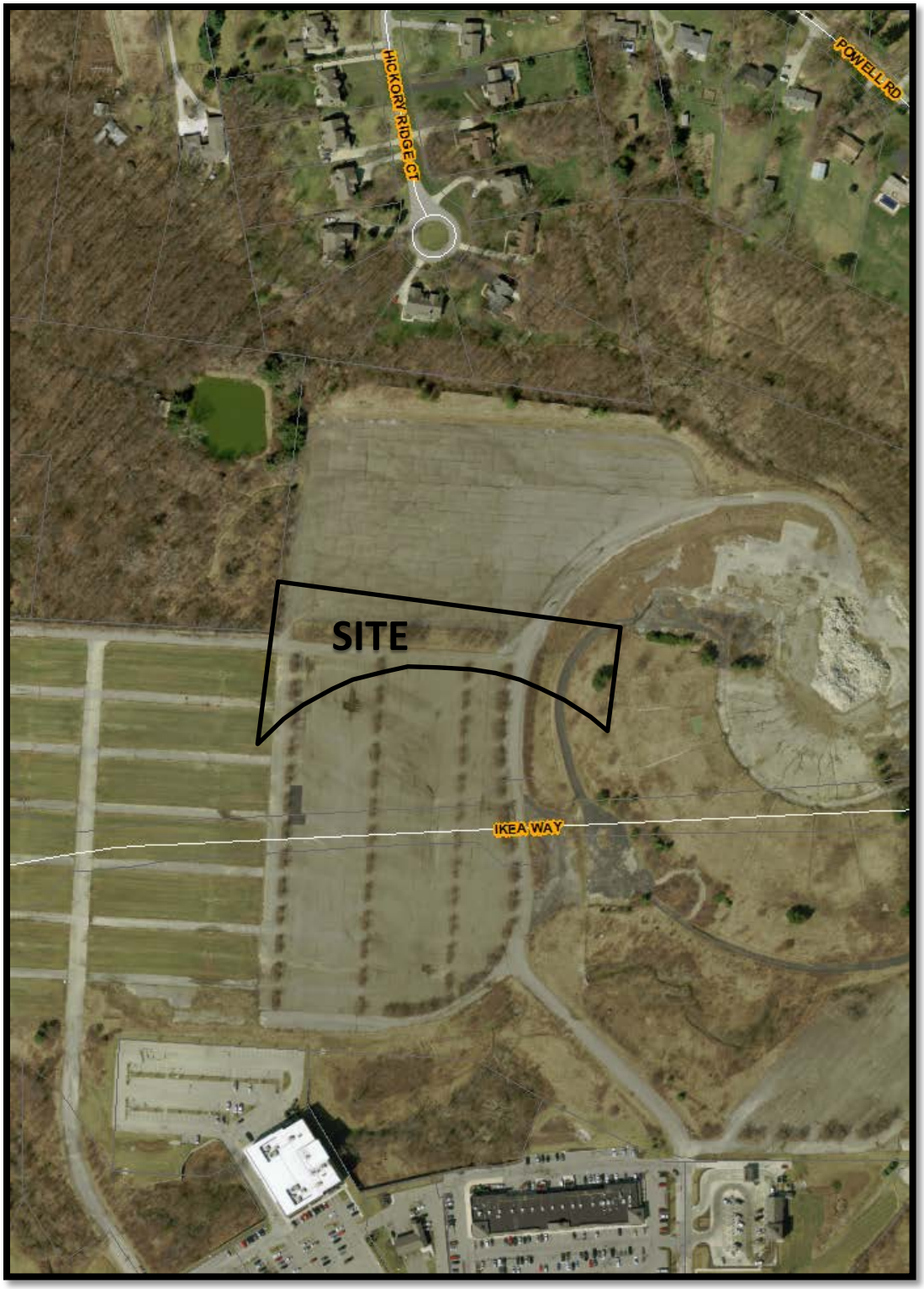
The requested L-C-4, Limited Commercial District would permit limited commercial development with consistent development standards to adjacent properties. Appropriate limitations to uses, setbacks, screening, buffering, landscaping, and building design are included in this request. The *Far North Area Plan* recommends "Regional Mixed Use" land uses at this location, which is compatible to the proposed L-C-4 district.



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



***Far North Area Plan* (2014)**



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

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. <u>DEVELOPMENT STANDARDS</u>: 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

THE CITY OF
COLUMBUS
ANDREW J. GINTHER, MAYOR

DEPARTMENT OF BUILDING AND ZONING SERVICES

STANDARDIZED RECOMMENDATION FORM

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

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW

Case Number: 217-046

Address: 2110 IKEA Way

Group Name: Far North Columbus Communities Coalition

Meeting Date: 12/5/17

Specify Case Type:
- ☐ **BZA Variance / Special Permit**
- ☐ **Council Variance**
- ☑ **Rezoning**
- ☐ **Graphics Variance / Plan / Special Permit**

Recommendation: (Check only one)
- ☑ **Approval**
- ☐ **Disapproval**

NOTES: Approved as written

Vote: 12-0

Signature of Authorized Representative: James Palmisano
SIGNATURE

FNCCC President
RECOMMENDING GROUP TITLE

614/430-7840
DAYTIME PHONE NUMBER

Please **e-mail this form to the assigned planner within 48 hours of your meeting day; or FAX** to **Zoning at 614-645-2463;** or **MAIL** to: Assigned Planner, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, OH 43224.

Applications must be submitted by appointment. Call (614) 645-4522 to schedule

Revised 6/17 slp