

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 8, 2018**

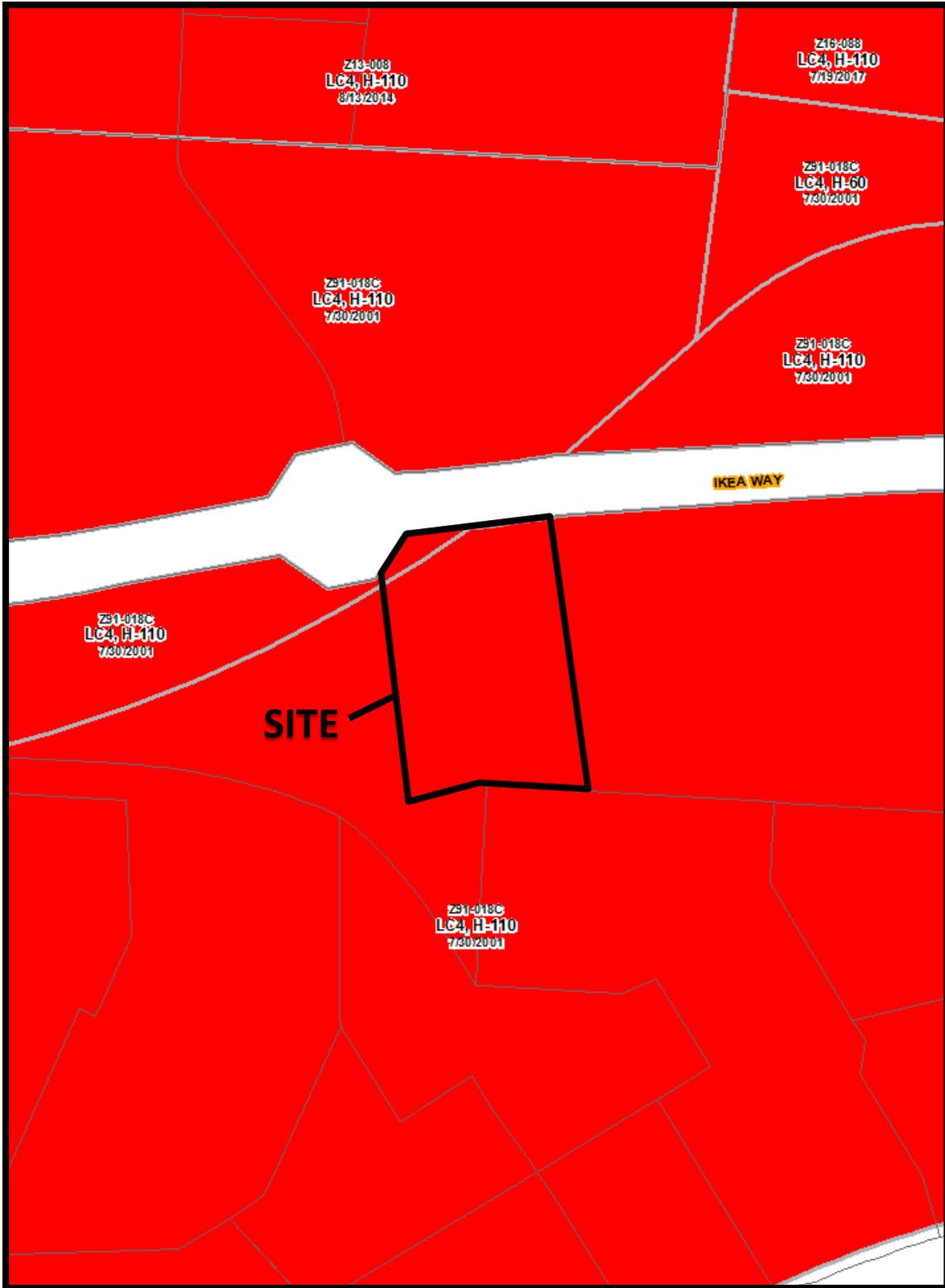
1.    **APPLICATION:**                    **Z17-051**  
      **Location:**                    **2161 IKEA WAY (43240)**, being 1.69± acres located on the south side of Ikea Way, 1,045± feet east of Orion Place (part of 31844202025001; Far North Columbus Communities Coalition).  
  
      **Existing Zoning:**            L-C-4, Limited Commercial District.  
      **Request:**                     CPD, Commercial Planned Development District.  
      **Proposed Use:**               Fuel sales with convenience retail.  
      **Applicant(s):**               Certified Oil Company; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
      **Property Owner(s):**       Polaris 91,LLC; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, 1<sup>st</sup> Floor; Columbus, OH 43215; and Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2<sup>nd</sup> Floor; Columbus, OH 43215.  
  
      **Planner:**                     Kelsey Priebe; 614-645-1341; [krpriebe@columbus.gov](mailto:krpriebe@columbus.gov)

**BACKGROUND:**

- This 1.69± acre site is undeveloped in the L-C-4, Limited Commercial District. The applicant is requesting the CPD, Commercial Planned Development District to permit fuel sales with convenience retail.
- The site is bordered to the north, east, and west by undeveloped land zoned in the L-C-4, Limited Commercial District. To the south of the site is an exercise facility 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 for this location.
- The site is within the boundaries of the Far North Columbus Communities Coalition, whose recommendation is for approval.
- The development text provides commitments to a site plan and includes development standards addressing setback requirements, traffic access, buffering, building elevations, outdoor display areas, and graphics provisions.

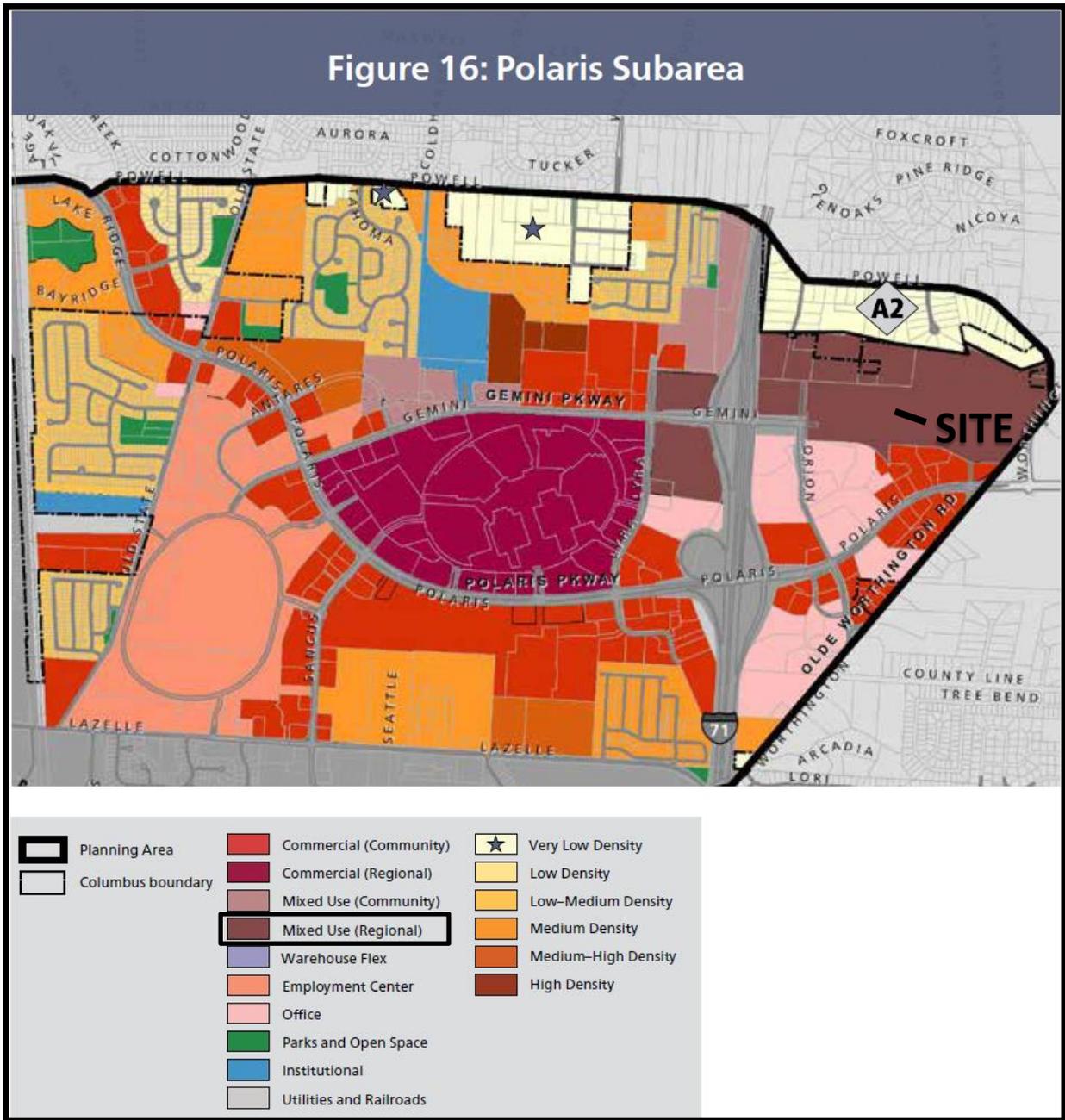
**CITY DEPARTMENTS’ RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow fuel sales with convenience retail that is compatible with the zoning and development standards of adjacent commercial districts and developments. The *Far North Area Plan* recommends “Regional Mixed Use” land uses at this location, which is compatible to the proposed CPD, Commercial Planned Development District.

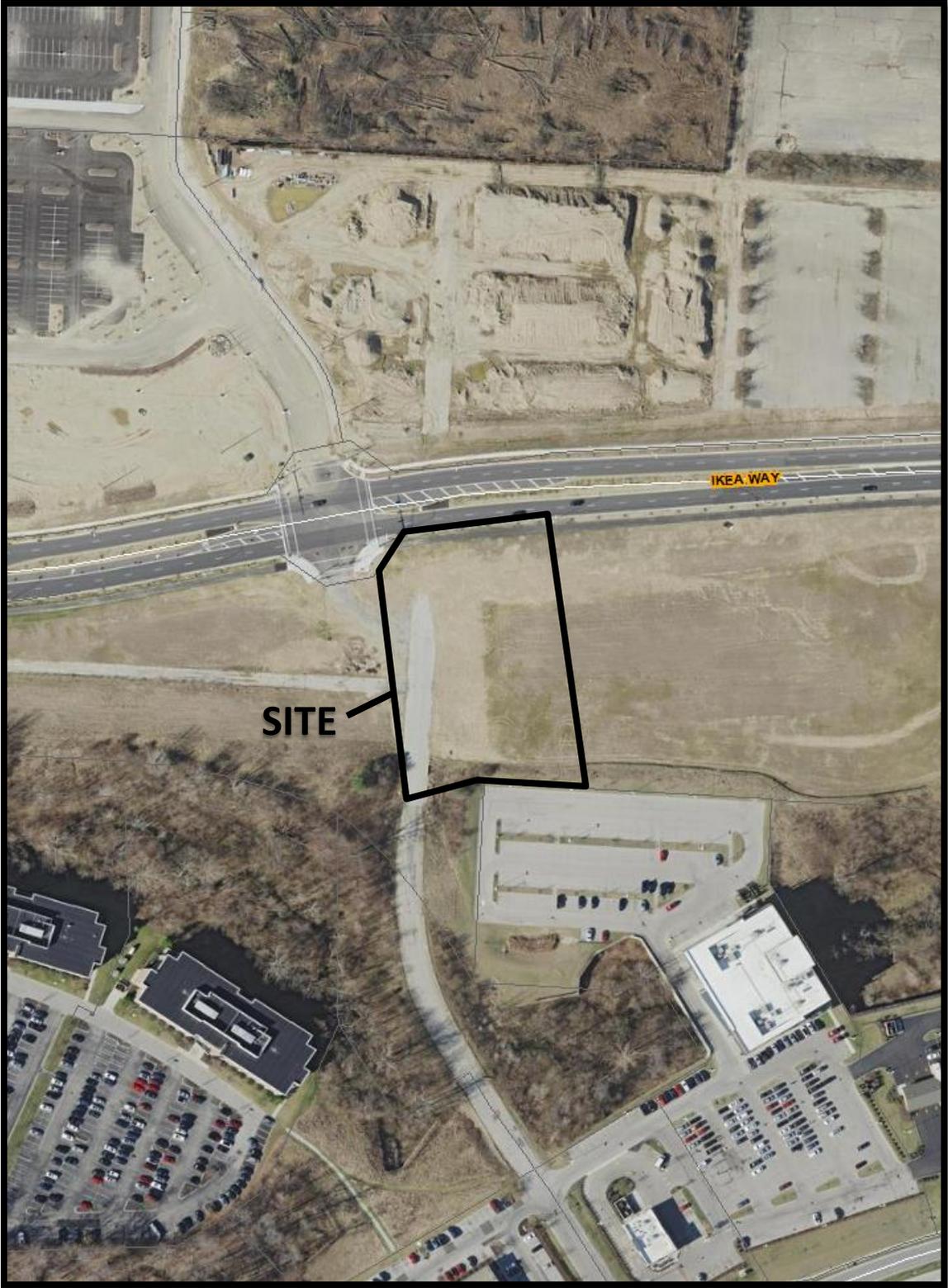


Z17-051  
2161 Ikea Way  
Approximately 1.69 acres  
From L-C-4 to CPD  
1 - 2

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

## 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:** February 28, 2018  
**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", and "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. Dedication of additional Ikea Way right of way for an east bound right turn lane on the site frontage may be required and, if required, will reduce the setbacks depicted on the Site Plan accordingly.

**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, subject to adjustment of the Ikea Way setback if dedication of Ikea Way right of way for an east bound right turn lane is required.

**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. 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, Landscape 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

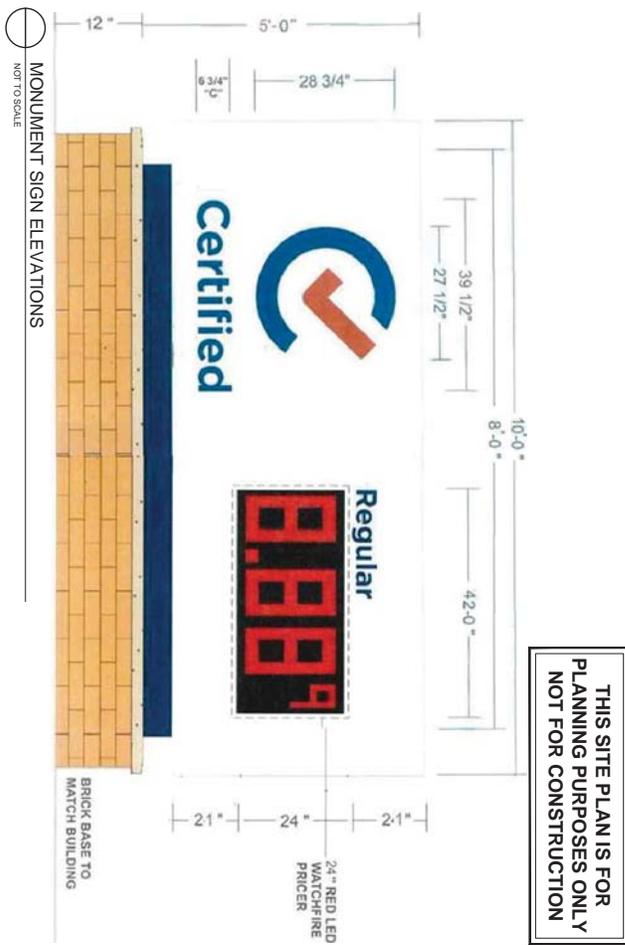
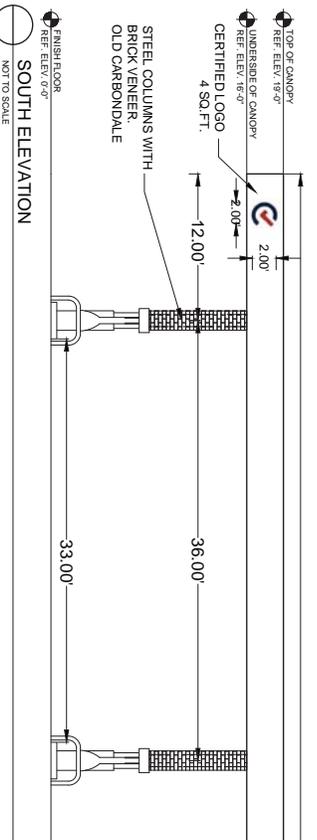
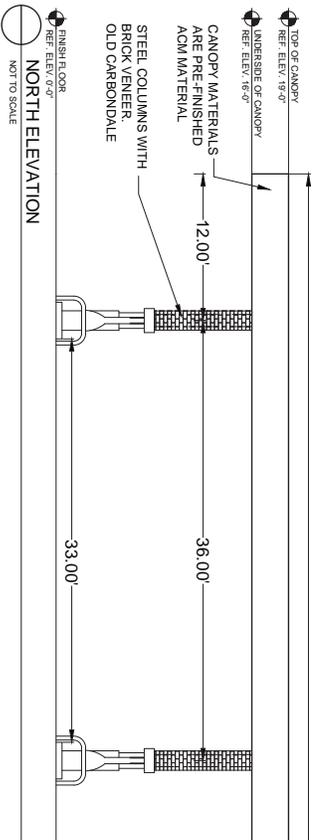
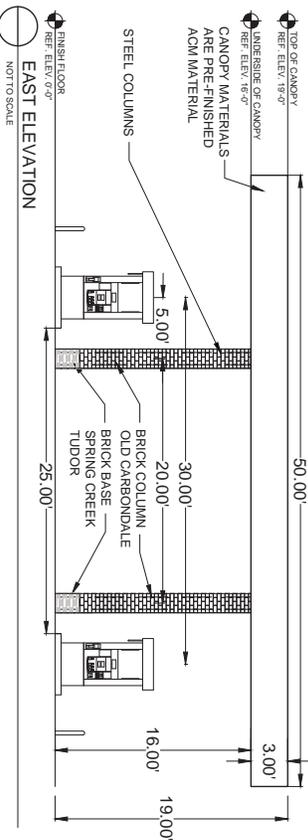
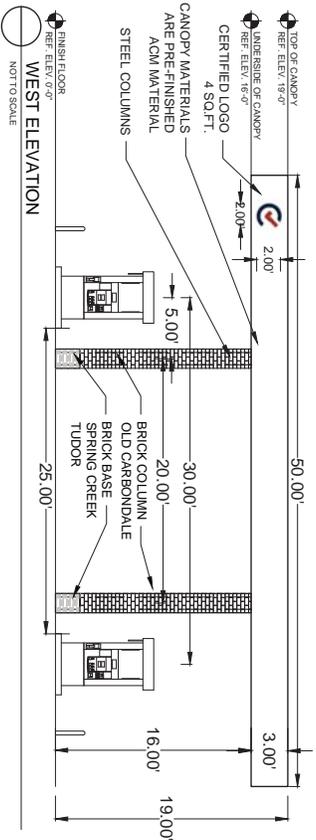
*The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by the above restrictions, conditions and commitments 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

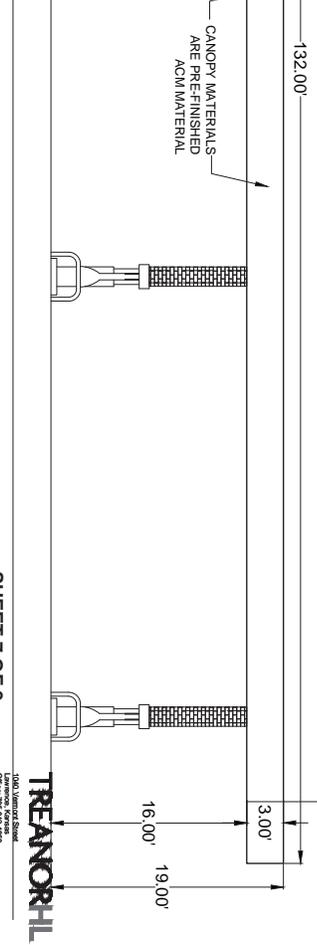
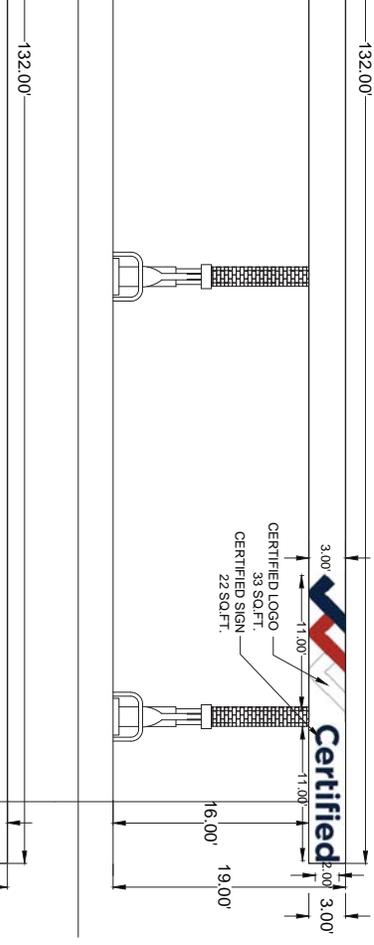
Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Donald Plank, Attorney







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



SHEET 7 OF 9

DATE: 02/28/2018  
 DESIGNED BY: AAS/MHS  
 DRAWN BY: AAS/MHS  
 CHECKED BY: MAM

REV	DATE	DESCRIPTION	PROJECT LOCATION

CERTIFIED OIL COMPANY STORE  
 17-408-000  
 2161 IKEA WAY  
 COLUMBUS, OH 43224

1 - 10

**PROJECT OWNER**

**Certified Oil Company**  
 949 King Ave. Columbus, Ohio 43212  
 (614) 421-7500 www.certifiedoil.com

CONSTRUCTION OF THIS SIGN SHALL BE IN ACCORDANCE WITH THE SIGNAGE REGULATIONS OF THE CITY OF COLUMBUS, OHIO. THE CITY OF COLUMBUS, OHIO, IS NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THIS SIGN.

Staying to be "The Most Customer Focused" convenience store chain in the industry!

DATE: 02/28/2018  
 DESIGNED BY: AAS/MHS  
 DRAWN BY: AAS/MHS  
 CHECKED BY: MAM

SHEET NO  
 7



# Standardized Recommendation Form

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

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

Case Number 217-051

Address 2161 IKEA way

Group Name For North Columbus Communities Coalition

Meeting Date 1/2/2018

Specify Case Type

- BZA Variance / Special Permit
- Council Variance
- Rezoning
- Graphics Variance / Plan / Special Permit

Recommendation (Check only one)

- Approval
- Disapproval

**NOTES:**

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Vote 10-0

Signature of Authorized Representative James Palmisore

Recommending Group Title FNCCC President

Daytime Phone Number 614/832-9083

Please e-mail this form to the assigned planner within 48 hours of meeting day; OR FAX to Zoning at (614) 645-2463; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, 757 Carolyn Avenue, Columbus, Ohio 43224.

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