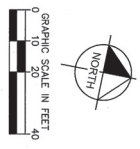
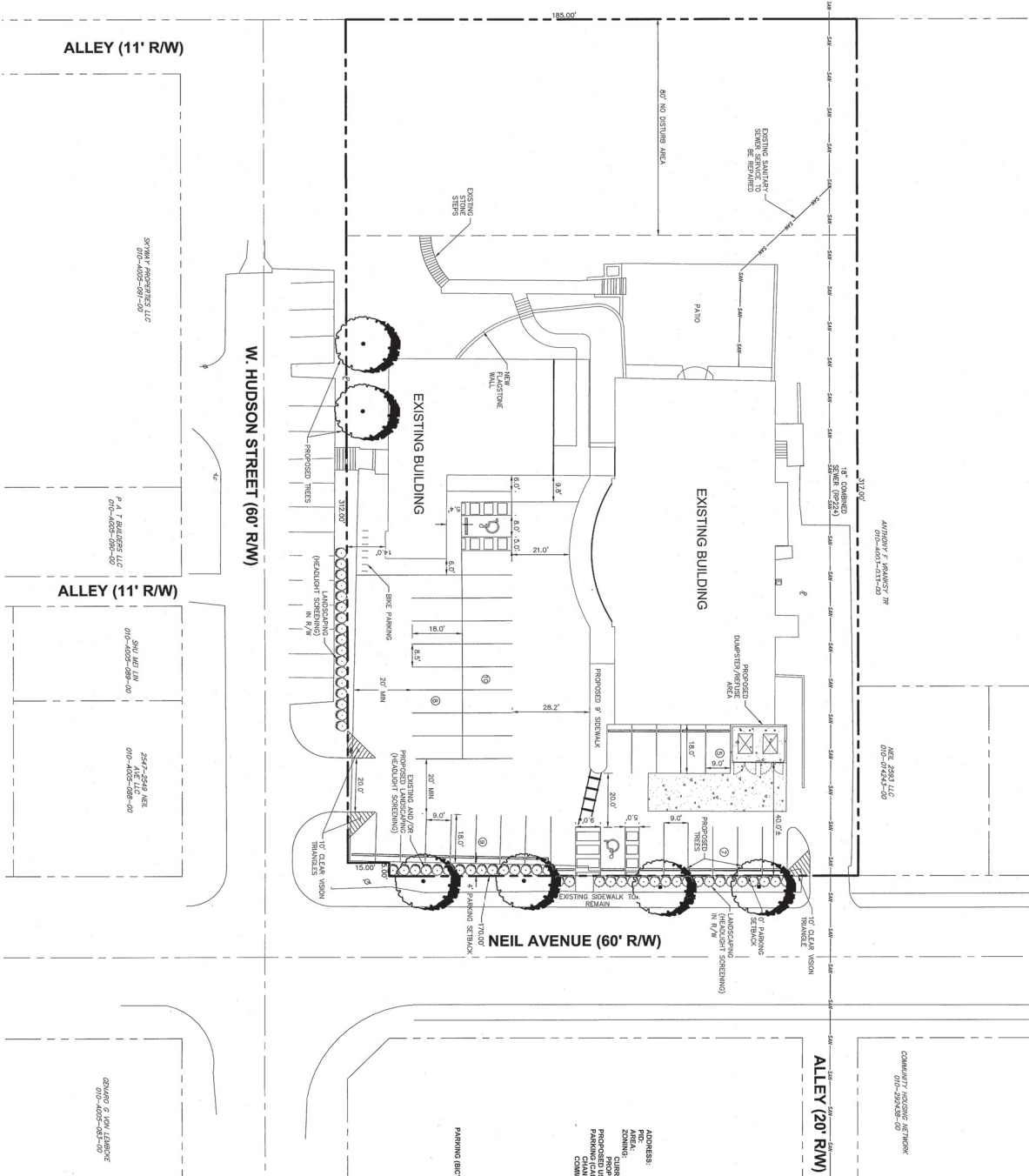


Drawing name: K:\CB\_ADEV\19020000\_KelleyCompanies\_HellAvenue\2 Design\CAD\References\B200-10000000.dwg Layout1 Jan 13, 2020 8:57am by Mike Reeves

This document, together with the concepts and design presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adoption by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**SITE DATA**

ADDRESS: 2571 NEIL AVENUE, COLUMBUS, OH 43201  
 PARCEL NO.: 010607024.000346  
 ZONING: COMMERCIAL, OFFICE (C-2)  
 PROPOSED ZONING: COMMERCIAL, OFFICE (C-2)  
 PROPOSED PROJECT: COMMERCIAL, OFFICE (RESTAURANT, ASSEMBLY, FITNESS, RETAIL)  
 PLANNING UNIT: COMMERCIAL, OFFICE (RESTAURANT, ASSEMBLY, FITNESS, RETAIL)  
 CHANGING OF USE SCHOOL TO COMMERCIAL USES  
 OFFICE: 8,720 sq. ft. @ 1,450 GROSS sq. ft. 18.34 SPACES  
 RESTAURANT: 5,038 sq. ft. @ 1,720 GROSS sq. ft. 29.28 SPACES  
 RESTAURANT PATIO: 1,348 sq. ft. @ 1,300 GROSS sq. ft. 44.96 SPACES  
 TOTAL: 15,106 sq. ft. @ 1,450 GROSS sq. ft. 173.28 SPACES  
 LESS: 116 SPACES  
 REQUIRED PARKING: 57 SPACES  
 REQUIRED VARIANCE: (Section 3112 (B)(7))  
 REQUIRED & PROVIDED: 14

FINAL SITE PLAN RECEIVED 1.17.20

THE DEVELOPMENT DEPICTED ON THIS DRAWING HAS BEEN SELECTIVELY ADAPTED TO REFLECT THE INFORMATION PROVIDED BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER HAS REVIEWED THE INFORMATION PROVIDED BY THE ARCHITECT AND ENGINEER AND HAS DETERMINED THAT THE INFORMATION PROVIDED IS ACCURATE AND COMPLETE. ANY CHANGES TO THE INFORMATION PROVIDED SHALL BE REVIEWED AND APPROVED BY THE ARCHITECT AND ENGINEER. THE ARCHITECT AND ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE ARCHITECT AND ENGINEER.

SIGNATURE: *David S. Perry* DATE: 1-17-2020  
 SIGNATURE: *Michael Kelly* DATE: 1-17-2020

Z19-018

<p>NEIL AVENUE SCHOOL                  2571 NEIL AVENUE                  COLUMBUS, OH 43202</p>	<p><b>Kimley-Horn</b>                  © 2019 KIMLEY-HORN AND ASSOCIATES, INC.                  2400 CORPORATE EXCHANGE DRIVE, SUITE 120                  COLUMBUS, OH 43231                  PHONE: 614-454-4400                  WWW.KIMLEY-HORN.COM</p>	<p>SCALE: AS NOTED                  DESIGNED BY: SMV                  DRAWN BY: SMV                  CHECKED BY: MCR</p>	<p>No. REVISIONS DATE BY</p>
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**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
AUGUST 8, 2019**

- 2. APPLICATION: Z19-018**
- Location:** **2571 NEIL AVE. (43202)**, being 1.35± acres located at the northwest corner of Neil Avenue and West Hudson Street (010-066725; University Area Commission).
- Existing Zoning:** R-2F, Residential District.
- Request:** CPD, Commercial Planned Development District (H-35).
- Proposed Use:** Commercial development.
- Applicant(s):** Kelley Companies; c/o Dave Perry, Agent; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Michael Kelley, Atty.; 250 East Broad Street, Suite 1100; Columbus, OH 43215.
- Property Owner(s):** NAMS, LLC; c/o Dave Perry; David Perry Company, Inc.; 411 East Town Street, First Floor; Columbus, OH 43215, and Michael Kelley, Atty.; 250 East Broad Street, Suite 1100; Columbus, OH 43215.
- Planner:** Tim Dietrich; 614-645-6665; [tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

**BACKGROUND:**

- The 1.35± acre site consist of one parcel developed with a school building in the R-2F, Residential District. The applicant requests the CPD, Commercial Planned Development District to repurpose the building for C-1 neighborhood scale commercial and limited C-3 community scale commercial uses that include office, fitness, retail, and eating and drinking establishment uses.
- North, south, and east of the site are single-unit and multi-unit dwellings in the R-2F, Residential and AR-1, Apartment Residential districts. West of the site is Tuttle Park in the R-2F, Residential District.
- The site is within the boundaries of the *University District Plan (2015)*, which recommends “Institutional” land uses at this location.
- The site is located within the boundaries of the University Area Commission, whose recommendation is for approval.
- The CPD text establishes appropriate use restrictions and supplemental development standards that address building and parking setbacks, traffic access, open space, parking lot screening, street trees, lighting controls, and includes commitments to a submitted site plan and parkland dedication. Additionally, variances for parking lot screening, parking setbacks, parking space dimensions, minimum numbers of parking spaces required, loading spaces required, and building setbacks are included in the text. The code required number of parking spaces for all uses on this property are not to exceed 148 spaces, while 39 spaces will be provided.

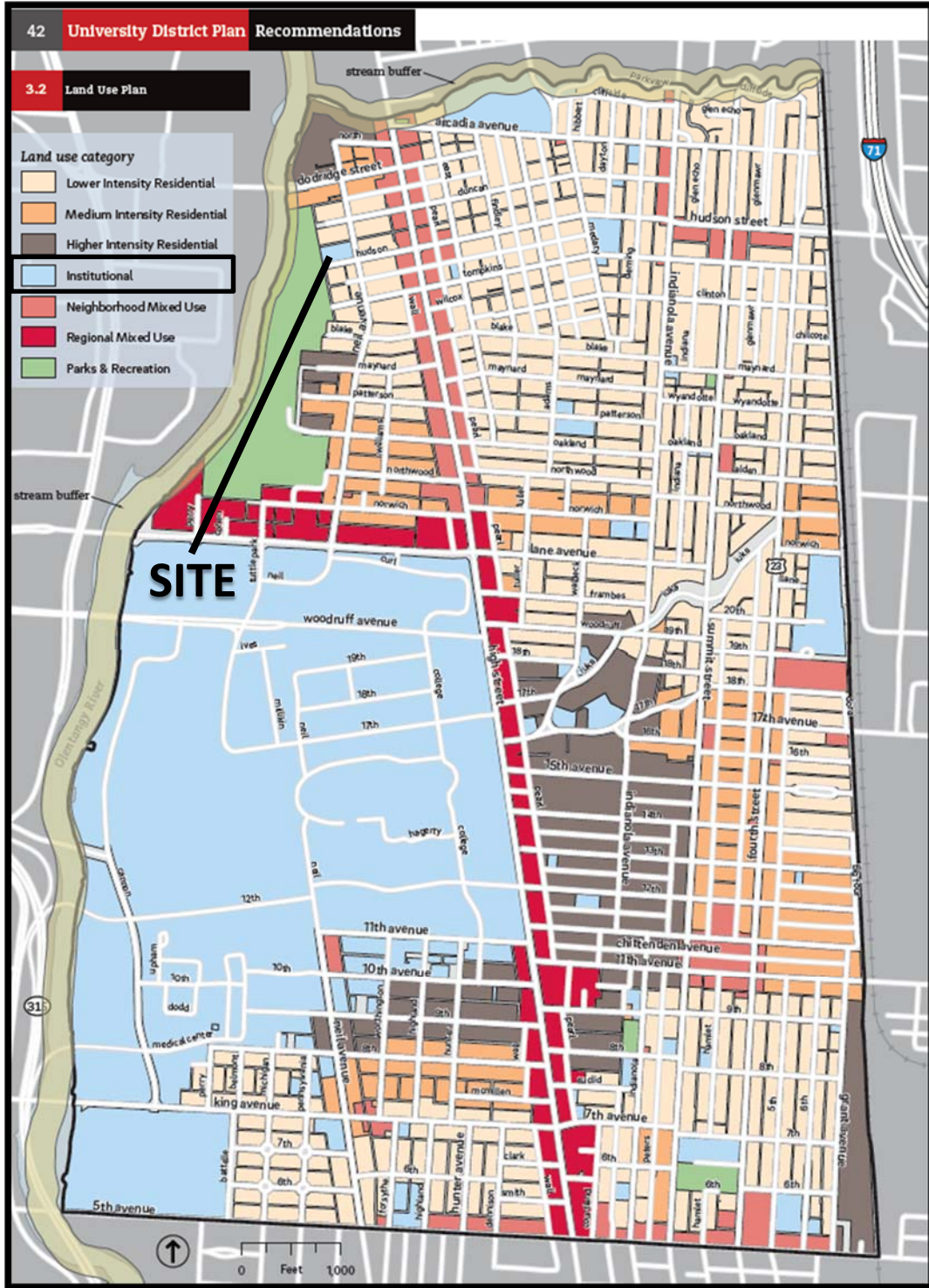
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The proposed CPD, Commercial Planned Development District will permit the former school building to be repurposed with limited commercial uses. The CPD text establishes appropriate use restrictions and supplemental development standards, and includes commitments to both a submitted site plan and parkland dedication. The text also includes variances for parking and building setbacks, which reflect current conditions. Additionally, variances for parking lot screening, parking space dimensions, minimum parking spaces required, and loading spaces are included in the text. While the *University District Plan* (2015), recommends "Institutional" land uses at this location, the Plan provides provisions for the redevelopment of institutional uses in residential areas. Staff notes that the school building is a contributing structure of architectural significance. The proposed CPD district includes the preservation and reuse of a contributing building, limits the commercial uses permitted, includes preservation of natural resources on the western side of the property, and will be developed in accordance with the submitted site plan.



Z19-018  
2571 Neil Avenue  
Approximately 1.35 acres  
From R-2F to CPD





Z19-018  
2571 Neil Avenue  
Approximately 1.35 acres  
From R-2F to CPD





Z19-018  
2571 Neil Avenue  
Approximately 1.35 acres  
From R-2F to CPD



City of Columbus  
Mayor Andrew J. Ginther

ORD #3332-2019; Z19-018; Page 7 of 9  
**University Area Commission**

Northwood High Building  
2231 North High Street  
Columbus, Ohio 43201  
(614) 441-8174  
www.universityareacommission.org

*Serving the University Community for over 30 Years*

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President

Susan Keeny  
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Stephen Post

Lauren Squires

Stephen Waldron

Tom Wildman

TO: Tim Dietrich  
111 N. Front Street  
Columbus, OH 43215  
Ph: 614-645-6665  
[tedietrich@columbus.gov](mailto:tedietrich@columbus.gov)

July 17, 2019

RE: 2573 Neil Avenue  
Z19-018

Tim:

This letter is to inform you that on July 17, 2019 the University Area Commission voted to approve the council variance for rezoning the property located at 2573 Neil Avenue from R2F to a CPD. The project proposes a change of use of the former historic public school building to a commercial uses. Variances in the CPD are:

1. Sec. 3312.21(A)(B)(C), Landscaping & Screening – to not place new landscaping islands & interior trees in exist. parking lot, and to not provide on-site headlight screening along Neil Ave. and W. Hudson, w/ headlight screening to be provided in R.O.W. of each street.
2. Sec. 3312.27(4), Parking Setback Line – to reduce required parking setback line along Neil from 0 – 4 ft. & from 10 ft. – 0 on W. Hudson to reflect existing pavement setback for existing parking lot.
3. Sec. 3312.29, Parking Space – to reduce the width of a parking space from 9 ft. to 8.5 ft. for 17 parking spaces, as shown on site plan dated 7/15/2019.
4. Sec. 3312.49, Min Numbers of Parking Spaces Required – to reduce parking from 148 spaces to 39 spaces for the sum of all permitted uses, subject to sum of calculated parking for permitted uses not exceeding 148 spaces.
5. Sec. 3312.52, Min. Number of Loading Spaces Required – to reduce required loading spaces from 1 – 0.
6. Sec. 3355.09, C-3 District Setback Lines – to reduce the W. Hudson building setback line from 25 ft. to 13 ft. to reflect the existing building setback.

The project is a fine example of reimagining new uses for historic buildings so that they remain an integral part of the community. There is a balance of uses (co-working, café, fitness, and meeting spaces) that bring energy to the building and the neighborhood. The uses will have different peak demand periods so that the limited parking will not be negatively impactful to the surrounding neighborhood.

The Commission appreciated that the applicant listened to early comments by the zoning committee and brought a creative approach to a development that also pays homage to building's history and architecture. It is a high caliber project that will contribute to the community. The Commission gave its unanimous approval to this rezoning.

**The vote to approve the above council was: For – 15; Against – 0; Abstentions – 0.**

Respectfully Submitted,  
Susan LM Keeny

Susan Keeny  
UAC Zoning Committee Chair  
C: 937-479-0201



**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW**  
(PLEASE PRINT)

Case Number: Z19-018

Address: 2573 Neil Avenue, Columbus, Ohio 43202

Group Name: University Area Commission

Meeting Date: \_\_\_\_\_

Specify Case Type:

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

Recommendation:

(Check only one and list basis for recommendation below)

Approval  
 Disapproval

**NOTES:**

The project is a fine example of reimagining new uses for historic buildings so that they remain an integral part of the community. There is a balance of uses (co-working, café, fitness, and meeting spaces) that bring energy to the building and the neighborhood. The uses will have different peak demand periods so that the limited parking will not be negatively impactful to the surrounding neighborhood.

The Commission appreciated that the applicant listened to early comments by the zoning committee and brought a creative approach to a development that also pays homage to building's history and architecture. It is a high caliber project that will contribute to the community. The Commission gave its unanimous approval to this rezoning.

Vote: FOR: 15; AGAINST: 0; ABSENCES: 0

Signature of Authorized Representative: *Alison Keen*  
SIGNATURE

UNIVERSITY AREA COMMISSION  
RECOMMENDING GROUP TITLE

937-479-0201  
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, 111 N. Front St, Columbus, OH 43215.





DEPARTMENT OF BUILDING AND ZONING SERVICES

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

Phone: 614-645-4522 • www.columbus.gov • zoninginfo@columbus.gov

PROJECT DISCLOSURE STATEMENT

All parties having a 5% or more interest in the project that is the subject of this application should be listed. THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED. Do not indicate 'NONE' in the space provided.

APPLICATION #: Z 19 - 018

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Michael Kelley
of (COMPLETE ADDRESS) Kelley Companies, 175 South Third Street, Suite 1020, Columbus, Ohio 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 (include contact name and number)
Business or individual's address; City, State Zip Code
Number of Columbus based employees
(Limited to 3 lines per box)

Table with 2 columns and 2 rows containing project details for Kelley Companies and NAMS, LLC.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Michael H. Kelley (handwritten signature)

Subscribed to me in my presence and before me this 17th day of January, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf (handwritten signature)

My Commission Expires:

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

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023

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