

SITE & BUILDING INFORMATION	
ADDRESS:	777 NEIL AVE
PID:	010-14081
SITE AREA:	5.14 AC. (CPO, 2.34; AR-3, 2.84)
EXISTING ZONING:	C3, COMMERCIAL
PROPOSED ZONING:	Z20-030, (CPO) COMMERCIAL PLANNED DEVELOPMENT AND AR-3, (RESIDENTIAL RESIDENTIAL DISTRICT)
PROPOSED HEIGHT DISTRICT:	H-35 (CPO)
PROPOSED VARIANCE:	CV20-033 (AR-3)
BUILDING HEIGHT:	BUILDING A: 35'-0"; BUILDING B: 34'-0"; BUILDING C: 60'-0" TO PARADET (ELEVATOR OVERRUNS MAY BE AT 83'-0"); BUILDING D: 35'-0"
PROPOSED USE:	MULTIFAMILY, 230 UNITS (MAX) (34,500 S.F. RETAIL, 3,500 MEZZANINE, FOR STORE ADMINISTRATIVE FUNCTIONS)
DENSITY:	82.2 UNITS/ACRE RESIDENTIAL
PARKING USE AREAS:	PARKING PER UNIT REQUIRED PARKING RESIDENTIAL: 1.50 PER UNIT 345 SPACES COMMERCIAL (RETAIL): 3.00 S.F. / 1,275 S.F. 139 SPACES
TOTAL REQUIRED SPACES:	484 SPACES
TOTAL PROVIDED SPACES:	484 SPACES TOTAL
DEDICATED COMMERCIAL SPACES:	78 SPACES SURFACE PARKING (CPO) 48 GARAGE SPACES WITHIN AR-3 AREA 126 TOTAL SPACES
TOTAL PARKING IN AR-3 AREA:	360 SPACES
COMMERCIAL USE:	48 SPACES
RESIDENTIAL USE:	312 SPACES
RESIDENTIAL SPACES (AR-3):	306 GARAGE SPACES, 6 SURFACE SPACES 312 TOTAL SPACES
ACCESSIBLE PARKING SPACES:	5 ADA ACCESSIBLE SPACES REQUIRED COMMERCIAL 17 SPACES TO BE PROVIDED RESIDENTIAL 3 ADA ACCESSIBLE SPACES PROVIDED 8 ADA ACCESSIBLE SPACES REQUIRED 8 ADA ACCESSIBLE SPACES PROVIDED
BICYCLE PARKING SPACES:	8 SPACES REQUIRED COMMERCIAL 12 SPACES TO BE PROVIDED RESIDENTIAL 20 SPACES TO BE PROVIDED
REAR YARD RESIDENTIAL:	5% 6,100 SF
FLOOD ZONE:	X
PARCEL NO.:	3040400307K (08/17/2008)

E.P. FERRIS & ASSOCIATES INC.
 Consulting Civil Engineers and Surveyors
 880 RING AVENUE
 COLUMBUS, OHIO 43212
 (614) 299-2899 (Fax)
 WWW.EPFERRIS.COM

CITY OF COLUMBUS, OHIO
NEIL & BUTTES AVE

ZONING PLAN
 (Z20-030, CV20-033)

DATE: 06/17/22

SCALE: 1" = 40'

DESIGNED BY: JMT
 DRAWN BY: JMT
 CHECKED BY: EJP
 APPROVED BY: TLL

NOTES:
 (1) PERMITS FOR THE SITE PLAN, EXISTING AND PROPOSED BUILDINGS, AND ALL UTILITIES SHALL BE OBTAINED FROM THE APPROPRIATE AGENCIES.
 (2) THE CITY OF COLUMBUS ENGINEERING DEPARTMENT SHALL REVIEW AND APPROVE THE SITE PLAN AND ALL UTILITIES.
 (3) THE EXISTING AND PROPOSED BUILDINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF COLUMBUS ENGINEERING DEPARTMENT'S REQUIREMENTS.
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M:\58010_Thurber\Zoning\Z20-030\Thurber Village Zoning Exhibit Rev.dwg - BPPY BORER LAST EDITED BURBY ON 6/20/22

E.P. FERRIS & ASSOCIATES INC.

Z20-030; Final Received 6/18/2022; Page 1 of 3

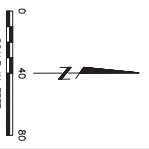
FOR INFORMATIONAL PURPOSES ONLY



LEGEND

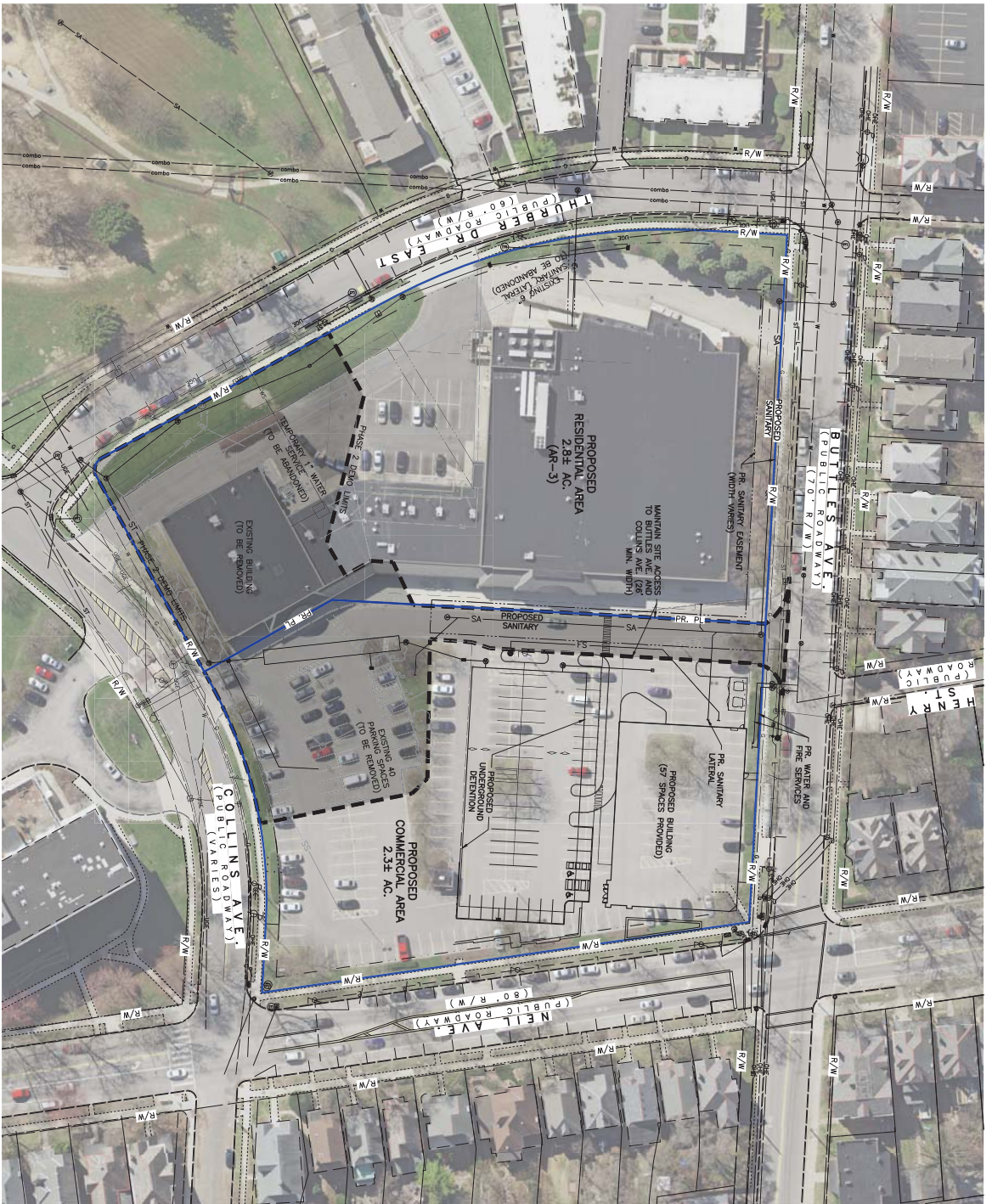
PR. CENTER LINE	PR. STORM MANHOLE
PR. RIGHT-OF-WAY	PR. STORM CURB INLET
PR. LOT LINE	PR. SANITARY MANHOLE
PR. ROADWAY CENTERLINE	PR. STORM SEWER
EDGE OF PARKWAY/ROAD OR CURB	PR. DOWNSPOUT LINE
DOE OF DRIVEWAYS	PR. SANITARY SERVICE
DOE OF DRIVEWAYS	PR. WATER SERVICE
EX. FIRE HYDRANT	PR. FIRE SERVICE
EX. WATER SERVICE VALVE	PR. GAS LINE
EX. HULL BOX	PR. TELECOM
EX. TREE	PR. WATER VALVE
EX. SANITARY MANHOLE	PR. CONCRETE WALL/CHIMNEY
EX. CATCH BASIN	PR. CLEAN-OUT
EX. STORM MANHOLE	PR. FLOOD ROUTE
EX. STORM CURB INLET	PR. DRAINAGE FLOW DIRECTION, ARROW
EX. UTILITY POLE	PR. CONSTRUCTION LIMITS
EX. LIGHT POLE	TRM. TO BE REMOVED
EX. UNDERGROUND TELEPHONE FEEDLINE	TRM. TO BE ABANDONED
EX. MAILBOX	TRM. TO BE RELOCATED
EX. SIGN	ATD. ADJUST TO CHANGE
EX. FENCE	DO NOT DISTURB
EX. WATER LINE	AB. ABANDONED
EX. WATER SERVICE (LOCATION PER RECORD PLAN)	
EX. UNDERGROUND TELEPHONE	
EX. UNDERGROUND TELEPHONE	
EX. STORM	
EX. SANITARY	
EX. COMBINED SEWER	
EX. UNDERGROUND ELECTRIC	
EX. OVERHEAD ELECTRIC	
EX. OVERHEAD STREET LIGHTING	
EX. UNDERGROUND STREET LIGHTING	
EX. FIBER OPTIC	
EX. STRUCTURE NUMBER (PER A15)	

Z20-030 / CV20-033
ILLUSTRATIVE PHASING PLAN



<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>		NO.	DATE	BY	CHK					<p>E. P. FERRIS & ASSOCIATES, INC.</p> <p>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2992 (Fax) WWW.EPFERRIS.COM</p>
NO.	DATE	BY	CHK							
<p>Consulting Civil Engineers and Surveyors</p>										
<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO</p> <p>THURBER VILLAGE CASTO DEVELOPMENT</p>		<p>JOB NO. 0956010</p> <p>DESIGNED BY: JAK</p> <p>DRAWN BY: JAK</p> <p>CHECKED BY: CJP</p> <p>APPROVED BY: CJP</p> <p>DATE: 06/17/22</p>								
<p>THURBER VILLAGE PHASING PLAN - PHASE 1</p>		<p>SHEET NO. 1 OF 2</p>								

FOR INFORMATIONAL PURPOSES ONLY

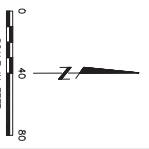


LEGEND

— R/W	PROPOSED LINE	■	PR. CATCH BASIN
— R/W	EX. RIGHT-OF-WAY	⊙	PR. STORM MANHOLE
— R/W	EX. RIGHT-OF-WAY	⊙	PR. STORM CURB INLET
— R/W	LOT LINE	⊙	PR. STORM MANHOLE
— R/W	ROADWAY CENTERLINE	⊙	PR. STORM MANHOLE
— R/W	EDGE OF PARKWAY/ROAD OR CURB	⊙	PR. STORM MANHOLE
— R/W	EDGE OF DRIVEWAYS	⊙	PR. STORM MANHOLE
— R/W	NO. 60 EXHIBITS	⊙	PR. STORM MANHOLE
— R/W	EX. FIRE HYDRANT	⊙	PR. STORM MANHOLE
— R/W	EX. WATER SERVICE VALVE	⊙	PR. STORM MANHOLE
— R/W	EX. HALL BOX	⊙	PR. STORM MANHOLE
— R/W	EX. TREE	⊙	PR. STORM MANHOLE
— R/W	EX. SANITARY MANHOLE	⊙	PR. STORM MANHOLE
— R/W	EX. CATCH BASIN	⊙	PR. STORM MANHOLE
— R/W	EX. STORM MANHOLE	⊙	PR. STORM MANHOLE
— R/W	EX. STORM CURB INLET	⊙	PR. STORM MANHOLE
— R/W	EX. UTILITY POLE	⊙	PR. STORM MANHOLE
— R/W	EX. LIGHT POLE	⊙	PR. STORM MANHOLE
— R/W	EX. UNDERGROUND TELEPHONE FEEDER	⊙	PR. STORM MANHOLE
— R/W	EX. MAILBOX	⊙	PR. STORM MANHOLE
— R/W	EX. SIGN	⊙	PR. STORM MANHOLE
— R/W	EX. FENCE	⊙	PR. STORM MANHOLE
— R/W	EX. WATER LINE	⊙	PR. STORM MANHOLE
— R/W	EX. WATER SERVICE (LOCATION PER RECORD PLAN)	⊙	PR. STORM MANHOLE
— R/W	EX. UNDERGROUND TELEPHONE	⊙	PR. STORM MANHOLE
— R/W	EX. GAS	⊙	PR. STORM MANHOLE
— R/W	EX. STORM	⊙	PR. STORM MANHOLE
— R/W	EX. SANITARY	⊙	PR. STORM MANHOLE
— R/W	EX. COMBINED SEWER	⊙	PR. STORM MANHOLE
— R/W	EX. UNDERGROUND ELECTRIC	⊙	PR. STORM MANHOLE
— R/W	EX. OVERHEAD ELECTRIC	⊙	PR. STORM MANHOLE
— R/W	EX. OVERHEAD STREET LIGHTING	⊙	PR. STORM MANHOLE
— R/W	EX. UNDERGROUND STREET LIGHTING	⊙	PR. STORM MANHOLE
— R/W	EX. FIBER OPTIC	⊙	PR. STORM MANHOLE
— R/W	EX. STRUCTURE NUMBER (PER A19)	⊙	PR. STORM MANHOLE

**Z20-030 / CV20-033
ILLUSTRATIVE PHASING PLAN**

<p>E. P. FERRIS & ASSOCIATES, INC. Consulting Civil Engineers and Surveyors</p> <p>880 KING AVENUE COLUMBUS, OHIO 43212 (614) 298-2992 (Fax) WWW.EPFERRIS.COM</p>		<p>CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO THURBER VILLAGE CASTO DEVELOPMENT</p>									
<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>BY</th> <th>CHK</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	BY	CHK					<p>JOB NO. 09263010</p> <p>DESIGNED BY: JAK</p> <p>DRAWN BY: JAK</p> <p>CHECKED BY: CJP</p> <p>APPROVED BY: CJP</p> <p>DATE: 06/17/22</p>	<p>SCALE: 1" = 40'</p> <p>SHEET NO. 2 OF 2</p>	<p>THURBER VILLAGE PHASING PLAN - PHASE 2</p>
NO.	DATE	BY	CHK								



M:\958010_ThurberVillage\DWG\Exhibits\Phasing Plan.dwg --PHASE 2 LAST EDITED BY:RAY ON 6/20/22

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
MAY 12, 2022**

- 1. APPLICATION: Z20-030**
Location: 777 NEIL AVE. (43215), being 5.03± acres located at the southwest corner of Neil Avenue and Buttles Avenue (010-140811; Harrison West Society).
Existing Zoning: C-3, Commercial District.
Request: CPD, Commercial Planned Development District (H-35) and AR-3, Apartment Residential District (H-60).
Proposed Use: Commercial and multi-unit residential developments.
Applicant(s): SC Thurber Village Limited; c/o Donald Plank, Atty.; Plank Law Firm; 411 East Town Street, 2nd Floor; Columbus, OH 43215.
Property Owner(s): SC Thurber Village Limited; c/o Eric Leibowitz; 250 Civic Center Drive, #500; Columbus, OH 43215.
Planner: Kelsey Priebe; 614-645-1341; krpriebe@columbus.gov

BACKGROUND:

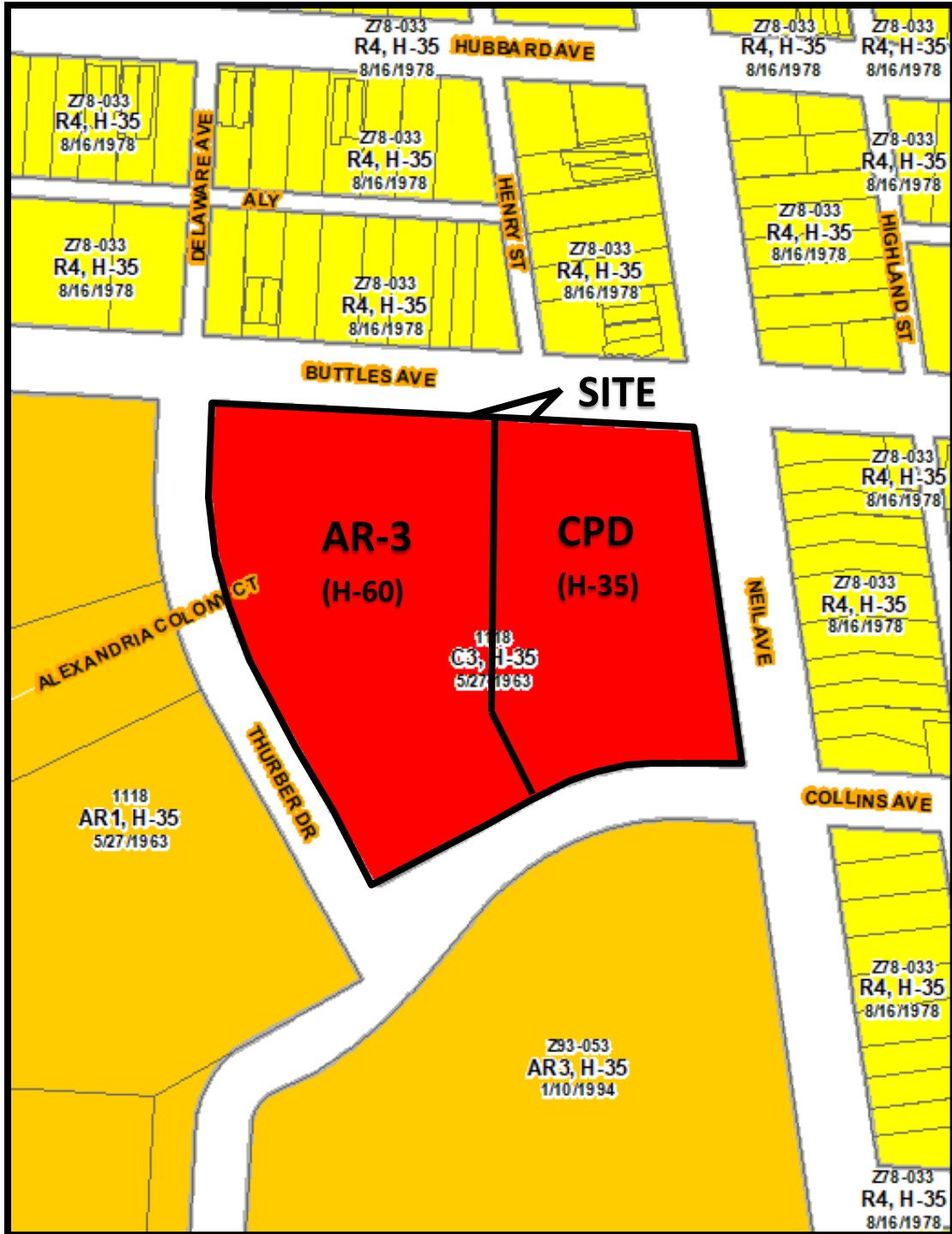
- The site consists of one parcel developed with a retail shopping center and parking lot in the C-3, Commercial District. The applicant proposes the CPD, Commercial Planned Development District to permit a commercial development with two commercial buildings *(13,452 GSF and 20,897 GSF) and the AR-3, Apartment Residential District to permit a multi-unit residential development.
- To the north and east of the site are single-unit dwellings in the R-4, Residential District. To the south is a senior-housing development in the AR-3, Apartment Residential District. To the west is a multi-unit residential development and a park in the AR-1, Apartment Residential District.
- Concurrent CV20-033 has been filed for the AR-3, Apartment Residential District portion of the site and commits to a site plan with a maximum of 230 dwelling units (85.82 du/acre). Variances to permit use of the structured parking in the AR-3 portion of the site for up to 48 commercial parking spaces related to the commercial uses on the adjacent CPD, Commercial Planned Development District, and to reduce the parking setback line, minimum number of parking spaces required, building lines, and rear yard are included in the request. The Council variance will be heard by City Council and will not be considered at this Development Commission meeting.
- There is no adopted land use plan in place at this location. However, it does have early adoption of the *Columbus Citywide Planning Policies (C2P2) Design Guidelines*; C2P2 Design Guidelines call for high quality building materials, landscaping between residential and non-residential uses and to enhance aesthetic appeal, and the provision of bicycle parking
- The site is located within the boundaries of the Harrison West Society, whose recommendation is for approval.

- The development text commits to a site plan, permits C-3, Commercial uses, and includes development standards addressing setbacks, access, parking, landscaping, building design, lighting, and graphics commitments. Modifications to landscaping and screening, minimum numbers of parking spaces required, minimum number of loading spaces required, screening, and C-3 District setback lines are included in this request.
- The *Columbus Multimodal Thoroughfare Plan* identifies this portion of Neil Avenue as an Urban Commuter Corridor requiring 100 feet of right-of-way.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The requested CPD, Commercial Planned Development District and AR-3, Apartment Residential District will allow a commercial and multi-unit residential development that is consistent with the established development pattern of the neighborhood. Planning Division Staff are supportive of the requested parking reduction as the site is within a mixed-use area with access to transit and additional bicycle parking above code-required minimum is provided, consistent with *Columbus Citywide Planning Policies (C2P2) Design Guidelines*. Planning Division Staff continues to encourage site plan revisions that integrate surface parking into a structure and include additional landscaping, but will not condition support on these changes. To note, a right-of-way dedication exception request still needs to be filed and reviewed; however, the Division of Traffic Management supports this request and has no further comments on this application.

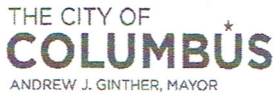
*Ordinance: 15,500 GSF and 22,500 GSF



Z20-030
777 Neil Ave.
Approximately 5.03 acres
C-3 to CPD, AR-3



Z20-030
777 Neil Ave.
Approximately 5.03 acres
C-3 to CPD, AR-3



Standardized Recommendation Form

DEPARTMENT OF BUILDING AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP
(PLEASE PRINT)

Case Number Z20-030

Address 777 Neil Avenue

Group Name Harrison West Society

Meeting Date March 16, 2022

Specify Case Type

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

Recommendation (Check only one)

- Approval
- Disapproval

LIST BASIS FOR RECOMMENDATION:

Vote 5-1

Signature of Authorized Representative [Handwritten Signature]

Recommending Group Title Planning Committee Chair

Daytime Phone Number (646) 957-4765

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, 111 N Front Street, Columbus, Ohio 43215.

Rezoning Application

DEPARTMENT OF BUILDING
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215
Phone: 614-645-4522 • ZoningInfo@columbus.gov • www.columbus.gov/bzs

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z20-030

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.

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Eric Leibowitz
of (COMPLETE ADDRESS) CASTO, 250 Civic Center Drive, Suite 500, 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 (including contact name and number)
Business or individual's address; City, State, Zip Code
Number of Columbus-based employees
(Limited to 3 lines per box)

1. SC Thurber Village Limited; 250 Civic Center Drive, #500 Columbus, OH 4321 # Cols-based emps: 0 Contact: Eric Leibowitz, (614) 744-2027	2. -----
3. -----	4. -----

Check here if listing additional parties on a separate page

SIGNATURE OF AFFIANT *Eric Leibowitz*

Sworn to before me and signed in my presence this 20th day of June, in the year 2022

MaryAlice Wolf
SIGNATURE OF NOTARY PUBLIC

My Commission Expires

Notary Seal Here



MaryAlice Wolf
Notary Public, State of Ohio
My Commission Expires October 24, 2023
This Project Disclosure Statement expires six (6) months after date of notarization.