

Rezoning Application

111 North Front Street, Columbus, Ohio 43215

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

Application #: Z20-030

Date Received: 4/1/20

Application Accepted By: KP

Fee: \$4500

Assigned Planner: Kelsey Priebe; krpriebe@columbus.gov; 614-645-1341

LOCATION AND ZONING REQUEST:

Certified Address or Zoning Number: 777 Neil Avenue, Columbus Zip: 43215

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: 010 - 140811

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

Current Zoning District(s): C - 3 Requested Zoning District(s): CPD, AR-3

Area Commission or Civic Association: Harrison West Society

Proposed Use or reason for rezoning request: commercial and multi-family uses

(continue on separate page if necessary)

Proposed Height District: CPD: H - 35; AR-3: H-60
[Columbus City Code Section 3309.14]

Acreage: 5.03 +/-

APPLICANT:

Name: SC Thurber Village Limited c/o Eric Leibowitz Phone #: 614-744-2027 Ext.:

Address: 250 Civic Center Drive, # 500 City/State: Columbus, Ohio Zip: 43215

Email: eleibowitz@castoinfo.com Fax #: n/a

PROPERTY OWNER(S): ☐ Check here if listing additional property owners on a separate page

Name: SC Thurber Village Limited; c/o Eric Leibowitz Phone #: 614-744-2027 Ext.:

Address: 250 Civic Center Drive, # 500 City/State: Columbus, Ohio Zip: 43215

Email: eleibowitz@castoinfo.com Fax #: n/a

ATTORNEY / AGENT (Check one if applicable): ☒ Attorney ☐ Agent

Name: Donald Plank Phone #: 614-947-8600 Ext.:

Address: Plank Law Firm, 411 East Town Street, Floor 2 City/State: Columbus, Ohio Zip: 43215

Email: dplank@planklaw.com Fax #: n/a

SIGNATURES (All signatures must be provided and signed in blue ink):

APPLICANT SIGNATURE: Eric H. Leibowitz

PROPERTY OWNER SIGNATURE: Eric H. Leibowitz

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

111 North Front Street, Columbus, Ohio 43215

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AFFIDAVIT

(See instruction sheet)

APPLICATION #: Z20-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry
of (1) MAILING ADDRESS David Perry Company, Inc., 411 East Town Street, Floor 1, Columbus, Ohio 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 777 Neil Avenue, Columbus 43215
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) 4/1/20

(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) SC Thurber Village Limited
c/o Eric Leibowitz
250 Civic Center Drive, #500
Columbus, Ohio 43215

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

CASTO
Dave Perry, 614-228-1727

AREA COMMISSION OR CIVIC GROUP
ZONING CHAIR OR CONTACT PERSON
AND MAILING ADDRESS

(5) Harrison West Society
c/o David Carey
P.O. Box 163442, Columbus, Ohio 43216

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

Sworn to before me and signed in my presence this 1st day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Notary Seal Here



(8) David B. Perry
(8) MaryAlice Wolf

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

This Affidavit expires six (6) months after date of notarization.

EXHIBIT A, PUBLIC NOTICE

777 NEIL AVENUE

Z20- 030

MARCH 31, 2020

APPLICANT:

SC Thurber Village Limited
c/o Eric Leibowitz
250 Civic Center Drive, #500
Columbus, Ohio 43215

PROPERTY OWNER:

SC Thurber Village Limited
c/o Eric Leibowitz
250 Civic Center Drive, #500
Columbus, Ohio 43215

ATTORNEY:

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

COMMUNITY GROUP:

Harrison West Society
c/o David Carey
P.O. Box 163442
Columbus, Ohio 43216

PROPERTY OWNERS WITHIN 125 FEET:

Melissa E. Ricksecker and Marcus J. Flinn
(or current occupant)
716 Neil Avenue
Columbus, Ohio 43215

Edison Apartment Rentals, LLC
(or current occupant)
P.O. Box 12101
Columbus, Ohio 43212

Howard J. O'Malley, IV
(or current occupant)
24 West Fourth Avenue
Columbus, Ohio 43201

Dow T. Voelker, Tr.
(or current occupant)
1620 West First Avenue
Columbus, Ohio 43212

Lesley D. and Theresa J. Bruner
(or current occupant)
340 Buttles Avenue
Columbus, Ohio 43215

CHN University District, LLC
(or current occupant)
1680 Watermark Drive
Columbus, Ohio 43215

332 Partners
(or current occupant)
1436 Northwest Boulevard
Columbus, Ohio 43212

324 Buttles, LLC
(or current occupant)
P.O. Box 06348
Columbus, Ohio 43206

Shed Properties, LLC
(or current occupant)
2725 Wellesley Road
Columbus, Ohio 43209

777 NEIL AVENUE

Z20- 030, MAR 31, 2020

EXHIBIT A, PUBLIC NOTICE

Page 1 of 2

Susanna I. Robbins
(or current occupant)
320 Buttles Avenue
Columbus, Ohio 43215

Michael B. Broe and Mary E. Tait
(or current occupant)
308 Buttles Avenue
Columbus, Ohio 43215

Third Street Condos, LLC
(or current occupant)
2 Easton Oval, Suite 510
Columbus, Ohio 43219

C&W Investment Co. 1, LLC
(or current occupant)
1020 Dennison Avenue, Suite 102
Columbus, Ohio 43201

C&W Investment Company 2, LLC
(or current occupant)
92 West Fifth Avenue
Columbus, Ohio 43201

Gerrard Thurber, LLC
(or current occupant)
150 East Campus View, Suite 100
Columbus, Ohio 43235

Alexandria Colony, LLC
(or current occupant)
3333 Richmond Road, Suite 350
Beachwood, Ohio 44122

City of Columbus
(or current occupant)
90 West Broad Street, #425
Columbus, Ohio 43215

OPRS Communities
(or current occupant)
1001 Kingsmill Parkway
Columbus, Ohio 43229-1129

Kathleen W. McInturf
(or current occupant)
768 Neil Avenue
Columbus, Ohio 43215

Alda Properties, LLC
(or current occupant)
52 East 15th Avenue
Columbus, Ohio 43201

David A. and Laura J. Butler
(or current occupant)
762 Neil Avenue
Columbus, Ohio 43215

Virginia J. Welch, Tr.
(or current occupant)
1335 Arlington Avenue
Columbus, Ohio 43212

Deborah C. Edsall, Tr.
(or current occupant)
754 Neil Avenue
Columbus, Ohio 43215

Cheryl R. and Gregory S. Hooker
(or current occupant)
746 Neil Avenue
Columbus, Ohio 43215

Todd A. and Mindy S. Law
(or current occupant)
744 Neil Avenue
Columbus, Ohio 43215

Thomas F. Kent and Elisabeth Calhoon
(or current occupant)
740 Neil Avenue
Columbus, Ohio 43215

Keylight Company, Ltd.
(or current occupant)
736 Neil Avenue
Columbus, Ohio 43215

730 Neil Avenue, LLC
(or current occupant)
70 Park Avenue West
Mansfield, Ohio 44902

CASTO
c/o Kolby Turnock
250 Civic Center Drive, #500
Columbus, Ohio 43215

Dave Perry
David Perry Company, Inc.
411 E Town Street, Floor 1
Columbus, OH 43215

CASTO
c/o Brent Myers
250 Civic Center Drive, #500
Columbus, Ohio 43215

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 #: Z20-030

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Donald Plank
of (COMPLETE ADDRESS) Plank Law Firm, 411 East Town Street, Floor 2, 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)

1. SC Thurber Village Limited; 250 Civic Center Drive, #500; Columbus, OH 43215; # 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

Donald Plank

Subscribed to me in my presence and before me this 1st day of April, in the year 2020

SIGNATURE OF NOTARY PUBLIC

MaryAlice Wolf

My Commission Expires:

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

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

DEVELOPMENT TEXT

EXISTING ZONING: C-3, Commercial District
PROPOSED ZONING: CPD, Commercial Planned Development and AR-3, Apartment Residential District
PROPERTY ADDRESS: 777 Neil Avenue, Columbus, OH 43215
APPLICANT: SC Thurber Village Limited c/o Eric Leibowitz, 250 Civic Center Drive, #500, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
OWNER: SC Thurber Village Limited c/o Eric Leibowitz, 250 Civic Center Drive, #500, Columbus, OH 43215 and Donald Plank, Plank Law Firm, 411 E. Town Street, FL 2, Columbus, OH 43215
DATE OF TEXT: March 31, 2020
APPLICATION NUMBER: Z20- 030

INTRODUCTION:

Applicant's development site is 5.03 +/- acres (PID: 010-140811), being the block bound by Neil Avenue (east), Collins Avenue (south), Thurber Drive East (west) and Buttles Avenue (north). The site is presently zoned C-3, Commercial and is developed with an older retail shopping center and large parking lot. By rezoning application Z20-030, applicant proposes to rezone 2.343 +/- acres adjacent to Neil Avenue, Buttles Avenue and Collins Avenue from C-3 to CPD, Commercial Planned Development, for new commercial development, and 2.682 +/- acres adjacent to Thurber Drive East, Buttles Avenue and Collins Avenue for new residential development. The site plan titled "Zoning Site Plan", dated _____, hereafter "Site Plan", is submitted with this application as the CPD site plan. See also council variance application CV20-033. Site development will require phased construction as the CPD and AR-3 areas are developed.

CPD, COMMERCIAL PLANNED DEVELOPMENT (2.343 +/- acres):

1.PERMITTED USE: The permitted uses shall be all uses of Section 3355.03, C-3 , Permitted Uses.

2.DEVELOPMENT STANDARDS: Unless otherwise indicated on the Site Plan or in this written text, the applicable development standards shall be those standards contained in Chapter 3355, C-3, Commercial District and Chapter 3312, Off-Street Parking and Loading, of the Columbus City Code.

A.Density, Height, Lot and/or Setback Commitments.

1, Height District shall be H-35.

2. The Neil Avenue, Buttles Avenue and Collins Avenue building setback line shall be a minimum of ten (10) feet from the existing adjacent right of way lines of each street.

3. The Neil Avenue, Buttles Avenue and Collins Avenue building setback line shall be a minimum of ten (10) feet from the existing adjacent right of way lines of each street.

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

1. Direct vehicular access shall be from Buttles Avenue and Collins Avenue. There shall be no direct vehicular access to Neil Avenue.

2. A total of 75 parking spaces shall be located within the CPD area at full development.. Additional shared parking of up to 30 parking spaces shall be available as needed for commercial use(s) in the parking garage located in the AR-3 area adjacent to the west side of the CPD area. 75 on-site spaces and up to 30 off-site parking spaces shall be the total required parking for all C-3 uses of the CPD area. The parking garage in the adjacent AR-3 area will be built as a development phase after the commercial development of the CPD area. A Site Compliance Plan(s) for the CPD area shall be approved based on a minimum of 75 parking spaces within the CPD area except the Site Compliance Plan for the first 14,000 square feet of retail use(s) shall be approved with 52 parking spaces within the CPD area. Interim commercial parking may be provided in the adjacent AR-3 area as the CPD area is redeveloped and the existing shopping center building is razed in phases.

3. No loading spaces, as defined in Sections 3312.51 and 3312.53, shall be required. Loading areas may have maneuvering across a future property line. Loading area shall be reviewed by the Division of Traffic Management/Public Service Department in conjunction with a final Site Compliance Plan.

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

1. Street trees at 40' +/- on-center shall be provided along all public street frontages where not already existing. It is the purpose of this section to fill-in street trees where not presently existing.

2. Parking lot screening and landscaped setback shall not be required along the common zoning line/future property line of the CPD where the 2.343 +/- acre CPD area is adjacent to the 2.682 +/- acre AR-3 area to the west.

D. Building design and/or Interior-Exterior treatment commitments.

1. Primary building materials shall be brick, brick veneer, stone, stone veneer, manufactured stone, metal, fiber cement siding or comparable material, EIFS, precast concrete panels (rear and side only), wood (including synthetic wood products), and/or glass. Nothing herein shall prohibit the use of the aforementioned materials or other materials as secondary or trim materials.

2. Building architecture shall be four (4) sided, meaning buildings shall have the same level and quality of finish on all sides.

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

The maximum height of parking lot lighting shall be 18 feet.

F. Graphics and Signage Commitments.

All graphics shall conform to Article 15 of the Columbus Graphics Code, as it applies to the C-3, Commercial District. Any ground sign shall be monument-style. Any variance to applicable sign requirements shall be submitted to the Columbus Graphics Commission.

G). Other CPD Requirements.

1. Natural Environment: The site is the block bounded by Neil Avenue, Buttles Avenue, Thurber Drive East and Collins Avenue.
2. Existing Land Use: The 5.03 +/- acre site is developed with an older retail shopping center. The site is proposed to be rezoned to the CPD and AR-3 districts and redeveloped with commercial and residential uses. Various types of residential uses are located across the public streets abutting the site.
3. Circulation: Vehicular access to the CPD area will be from Buttles Avenue and Collins Avenue. There shall be no direct vehicular access to Neil Avenue.
4. Visual Form of the Environment: The proposed commercial uses are permitted under the existing zoning. Use of the CPD allows building to be placed closer to public streets than is otherwise permitted and allows applicant to comprehensively plan the commercial redevelopment. The uses are appropriate for the location. Neil Avenue is an Urban Commuter Corridor on the Columbus Multi-Modal Thoroughfare Plan and provides substantial north/south vehicular movement from downtown north.
5. Visibility: The site is visible from Neil Avenue, Buttles Avenue, Thurber Drive East and Collins Avenue.
6. Proposed Development: Commercial development as permitted by this text and as depicted on the referenced Site Plan.
7. Behavior Patterns: Vehicular access will be from Buttles Avenue and Collins Avenue.
8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text. There will be no objectionable emissions.

H). Modification of Code Standards.

1. Section 3312.09, Aisle, to reduce the minimum 20' aisle width for 90 degree parking spaces to less than 20' related to potential internal property lines, subject to total code required aisle width being provided by easement, as applicable.

2. Section 3312.21(B)(3)(D)(1), Landscaping and Screening, to not provide landscape screening or landscape setback along the common zoning line/future property line of the CPD area with the abutting AR-3 area to the west.
3. Section 3312.25, Maneuvering, to permit maneuvering areas to be divided by property lines, subject to applicable total code required maneuvering being provided for parking spaces, but not for loading spaces, and to permit loading areas to maneuver across internal property lines.
4. Section 3312.29, Parking Space, to permit parking spaces to be divided by property lines, subject to applicable total code required parking space dimensions being provided.
5. Section 3312.49, Minimum Numbers of Parking Spaces Required, to reduce parking to 75 parking spaces for all C-3 uses within the total CPD area, subject to an additional 30 parking spaces being available for commercial uses within the parking garage located in the AR-3 area adjacent to the west side of the CPD area, and to reduce parking on any future lot split parcel within the CPD area to zero (0). 75 parking spaces within the CPD area and 30 off-site parking spaces in the parking garage in the AR-3 area shall be the total required parking for all C-3 uses of the CPD area. The parking garage in the adjacent AR-3 area will be built as a development phase after the commercial development of the CPD area. A Site Compliance Plan(s) for the CPD area shall be approved based on a minimum of 75 parking spaces within the CPD area, except the Site Compliance Plan for the first 14,000 square feet of retail use(s) shall be approved with 52 parking spaces within the CPD area. Interim commercial parking may be provided in the adjacent AR-3 area as the CPD area is redeveloped and the existing shopping center building is razed in phases.
6. Section 3312.51, Loading Space, to permit maneuvering area for a loading area(s) to occur across an internal property line.
7. Section 3312.53, Minimum Number of Loading Spaces Required, to reduce code required loading spaces to zero (0), with loading areas being provided as needed and subject to design approval by the Division of Traffic Management/Public Service Department.
8. Section 3321.09(B)(3)(D)(1), Screening, to not provide screening to the abutting residentially zoned property (AR-3) to the west.
9. Section 3355.09, C-3 District Setback Lines, to reduce the Neil Avenue, Buttles Avenue and Collins Avenue building setback lines from 50 feet (Columbus Multi-Modal Thoroughfare Plan), 25 feet and 25 feet to 10 feet, 10 feet and 10 feet, respectively.

I. Miscellaneous.

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

2. There may be lot splits within the CPD area. All zoning code compliance including final Site Compliance Plans, shall be determined based on the total CPD area disregarding parcels created by lot split within the CPD area.

3. Development of the site shall be in accordance with the Site Plan titled "Zoning Site Plan", dated _____, and signed by Eric Leibowitz, Agent for Applicant and Owner, and Donald Plank, Attorney for Applicant and Owner, The Site Plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the Plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

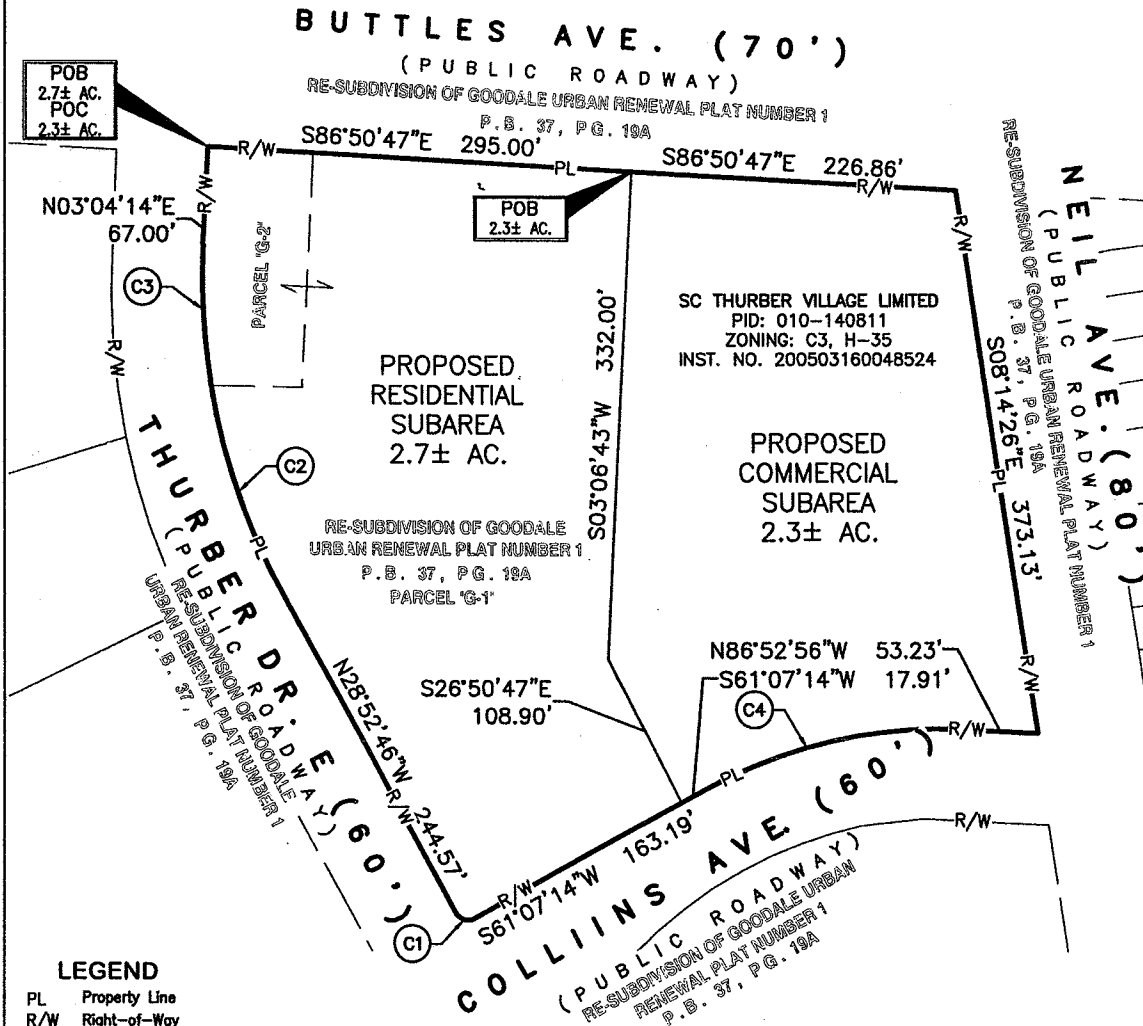
The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives, do hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments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

Signature: _____ Date: _____
Eric Leibowitz, Agent

Signature: _____ Date: _____
Donald Plank, Attorney

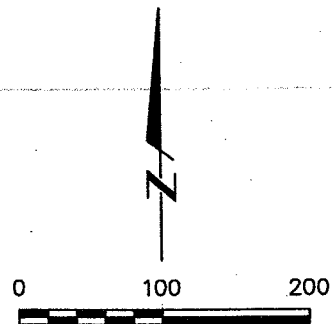
2.7 & 2.3 ACRE ZONING BOUNDARY

STATE OF OHIO, COUNTY OF FRANKLIN, CITY
OF COLUMBUS, HALF SECTION 9, TOWNSHIP
5 NORTH, RANGE 22 WEST, SCOFIELD'S
SURVEY OF THE REFUGEE LANDS



CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.70'	10.00'	089°58'58"	14.14'	N73°52'46"W
C2	154.40'	445.00'	019°52'47"	153.63'	N18°56'23"W
C3	93.75'	445.00'	012°04'15"	93.58'	N02°57'54"W
C4	187.08'	335.00'	031°59'48"	184.66'	S77°07'08"W



E. P. FERRIS
AND ASSOCIATES
INC.

Consulting Civil Engineers and Surveyors

880 KING AVENUE
COLUMBUS, OHIO 43212
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

DRWN BY DAS CHK BY MLS DATE 03-10-20

958.010

Z20-030

ZONING DESCRIPTION
2.3 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22 West, Scofield's Survey of the Refugee Lands being part of Parcels G-1 as delineated in Re-subdivision of Goodale Urban Renewal Plat Number 1 as recorded in Plat Book 37 Page 19A, conveyed to SC Thurber Village Limited in Instrument Number 200503160048524, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

COMMENCING at a point, being the northwesterly corner of said parcel G-2 also being the intersection of the easterly right-of-way line of Thurber Drive East (60') as delineated in said Plat and the southerly right-of-way line of Buttles Avenue (70') as delineated in said Plat;

Thence along the southerly right-of-way line of said Buttles Avenue and the northerly line of said Parcels G-1 & G-2, South 86°50'47" East, 295.00 feet to a point, said point being the **TRUE POINT OF BEGINNING** for the tract here-in described;

Thence along the southerly right-of-way line of Buttles Avenue and the northerly line of said Parcel G-1, South 86°50'47" East, 226.86 feet to a point, said point being the northeasterly corner of said Parcel G-1, also being the intersection of the southerly right-of-way line of said Buttles Avenue and the westerly right-of-way line of Neil Avenue (80') as delineated in said Plat;

Thence along the easterly line of said Parcel G-1 and the westerly right-of-way line of said Neil Avenue, South 08°14'26" East, 373.13 feet to a point, said point being the southeast corner of said Parcel G-1 also being the intersection of the westerly right-of-way line of said Neil Avenue and the northerly right-of-way line of Collins Avenue (60') as delineated in said Plat;

Thence along the southerly line of said Parcel G-1 and the northerly line of said Collins Avenue, North 86°52'56" West, 53.23 feet to a point;

Thence continuing along the southerly line of said Parcel G-1, and the northerly right-of-way line of said Collins Avenue, along a curve to the left having a radius of 335.00 feet, a delta angle of 31°59'48", an arc length of 187.08 feet, and a chord bearing and distance of South 77°07'08" West, 184.66 feet to a point;

Thence along the southerly line of said Parcel G-1 and the northerly line of said Collins Avenue, South 61°07'14" West, 17.91 feet to a point;

Thence across said Parcel G-1, North 26°50'47" West, 108.90 feet to a point;

Thence continuing across said Parcel G-1, North 03°06'43" East, 332.00 feet to a point, said point being the **POINT OF BEGINNING**, containing 2.3 acre, more or less.

This description is based on records obtained by E.P. Ferris and Associates in 2020 and is intended to be used for zoning purposes only.

ZONING DESCRIPTION
2.7 +/- ACRES

Situated in the State of Ohio, County of Franklin, City of Columbus, Half Section 9 Township 5 North, Range 22 West, Scofield's Survey of the Refugee Lands being part of Parcel G-1 & all of Parcel G-2 as delineated in Re-subdivision of Goodale Urban Renewal Plat Number 1 as recorded in Plat Book 37 Page 19A, conveyed to SC Thurber Village Limited in Instrument Number 200503160048524, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point, being the northwesterly corner of said parcel G-2 also being the intersection of the easterly right-of-way line of Thurber Drive East (60') as delineated in said Plat and the southerly right-of-way line of Buttles Avenue (70') as delineated in said Plat;

Thence along the southerly right-of-way line of said Buttles Avenue and the northerly line of said Parcels G-1 & G-2, South 86°50'47" East, 295.00 feet to a point;

Thence across said Parcel G-1, South 03°06'43" West, 332.00 feet to a point;

Thence continuing across said Parcel G-1, South 26°50'47" East, 108.90 feet to a point, being on the southerly line of said Parcel G-1 and the northerly line of Collins Avenue (60') as delineated in said Plat;

Thence along the southerly line of said Parcel G-1 and the northerly line of said Collins Avenue, South 61°07'14" West, 163.19 feet to a point;

Thence along the southerly line of said Parcel G-1, being the intersection of the northerly line of said Collins Avenue and the easterly line of said Thurber Drive East, along a curve to the right having a radius of 10.00 feet, a delta angle of 89°58'58", an arc length of 15.70 feet, and a chord bearing and distance of North 73°52'46" West, 14.14 feet to a point, being the southwest corner of said Parcel G-1;

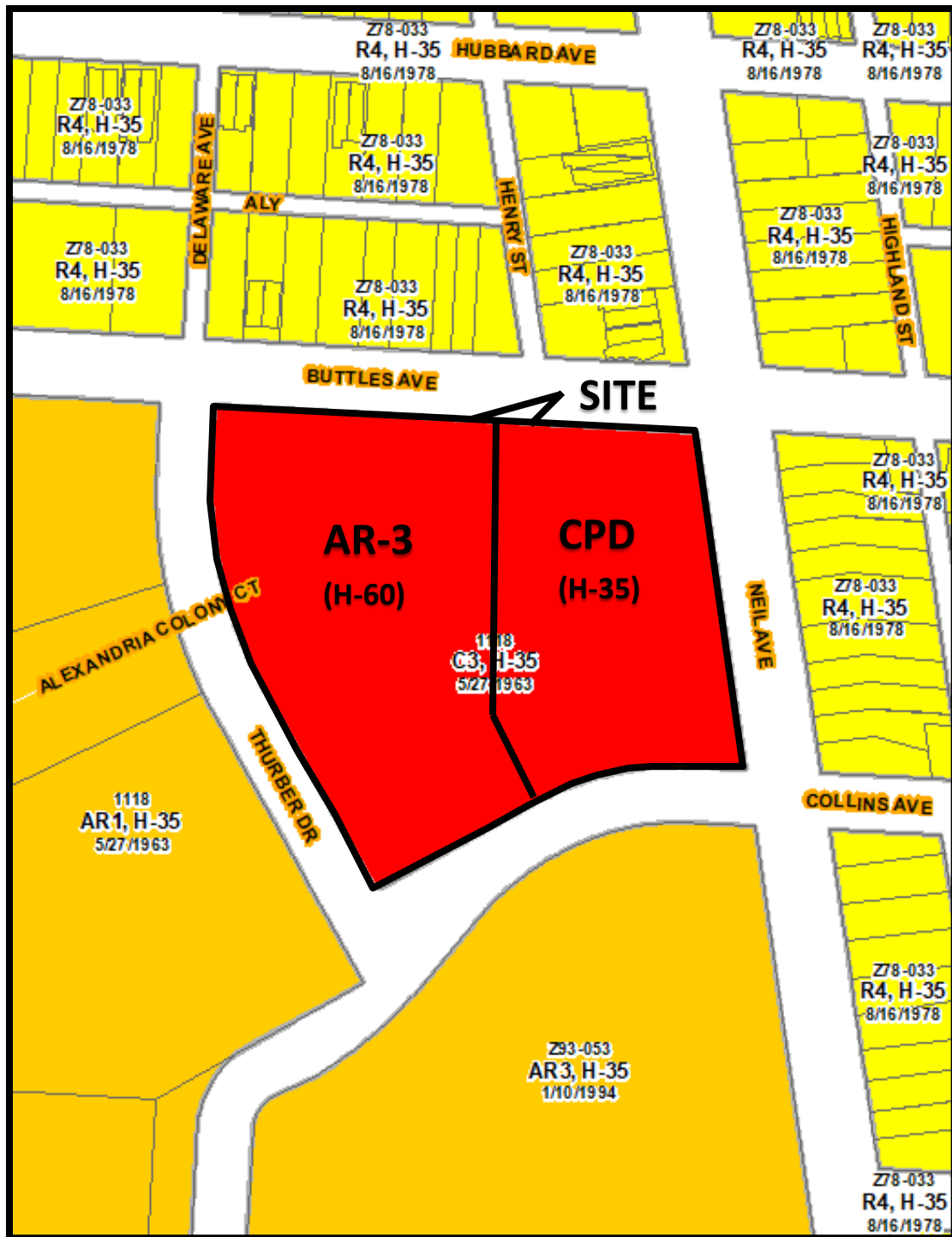
Thence along the westerly line of said Parcel G-1 tract and the easterly line of said Thurber Drive East Avenue, North 28°52'46" East, 244.57 feet to a point;

Thence continuing along the westerly line of said 5.025 acre tract, and the easterly line of said Thurber Drive East, along a curve to the right having a radius of 445.00 feet, a delta angle of 19°52'47", an arc length of 154.40 feet, and a chord bearing and distance of North 18°56'23" West, 153.63 feet to a point being the southwest corner of said Parcel G-2, and a northwest corner of said Parcel G-1;

Thence along the westerly line of said Parcel G-2, and the easterly line of said Thurber Drive East, along a curve to the right having a radius of 445.00 feet, a delta angle of 12°04'15", an arc length of 93.75 feet, and a chord bearing and distance of North 02°57'54" West, 93.58 feet to a point;

Thence continuing along the westerly line of said Parcel G-2 and the easterly line of said Thurber Drive East, North 03°04'14" West, 67.00 feet to a point said point being the **POINT OF BEGINNING**, containing 2.7 acre, more or less.

This description is based on records obtained by E.P. Ferris and Associates in 2020 and is intended to be used for zoning purposes only.



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



Z20-030
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