



Mr. Daniel Moorhead  
May 23, 2023  
Page 5

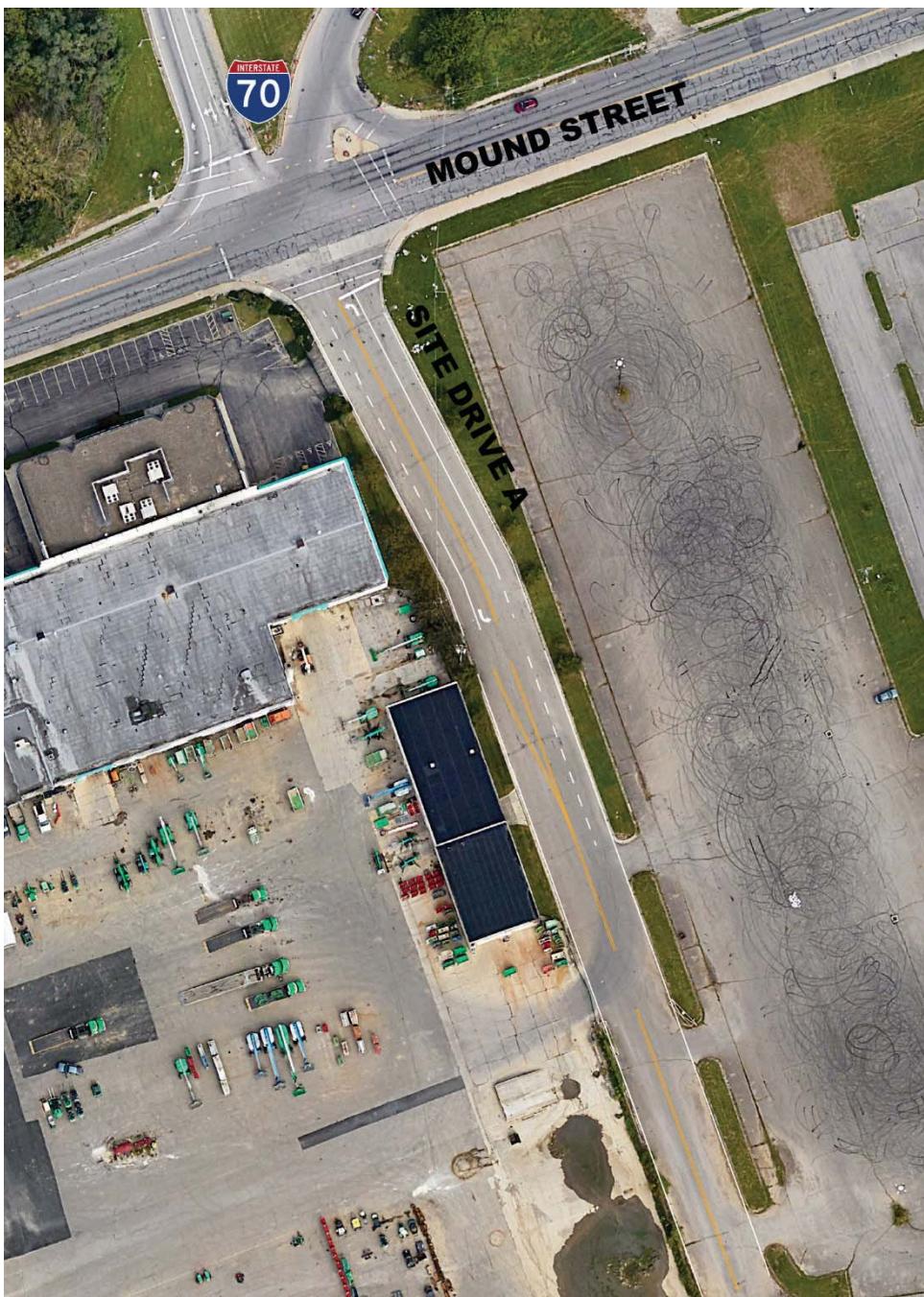
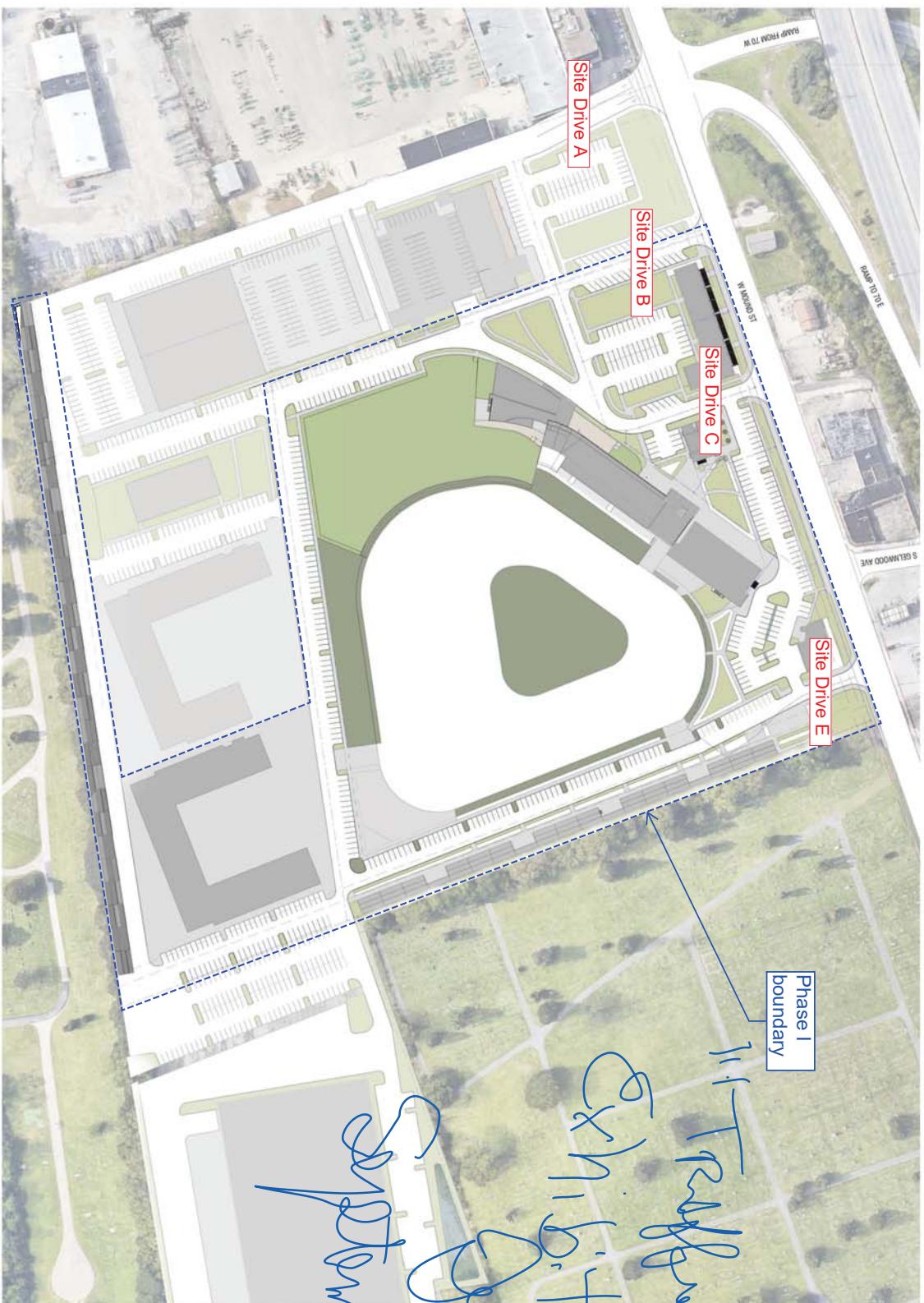


Figure 2: Proposed Site Drive A Striping Concept

1, Figure 2  
Jeffrey John September 8, 2023



1 SITE PLAN  
1" = 80'-0"

Final "Traffic Exhibit" Received 9.8.23 Sheet 1 of 1 Z19-060

Client	Aspen Investment Corp.
Project	Odger Stadium Development
Address	108 W Kount St COLUMBUS, OH 43222
Date	12.19.2022
Drawn by	N.L.M
Checked by	W.W.S

OVERALL SITE PLAN

SP100

Scale: 1" = 80'-0"

07 South High Street  
Columbus, OH 43215  
(614) 221-2137 Fax (614) 227-4165

URBAN DESIGN  
LLC

**STAFF REPORT  
DEVELOPMENT COMMISSION  
SPECIAL ZONING MEETING  
CITY OF COLUMBUS, OHIO  
SEPTEMBER 8, 2022**

<b>3. APPLICATION:</b>	<b>Z19-060</b>
<b>Location:</b>	<b>1215 W. MOUND ST. (43223)</b> , being 47.16± acres located on the south side of West Mound Street at the terminus of South Glenwood Avenue (425-286329; Southwest Area Commission). CPD, Commercial Planned Development District.
<b>Existing Zoning:</b>	CPD, Commercial Planned Development District (H-110).
<b>Request:</b>	Mixed-use development.
<b>Proposed Use:</b>	SPARC Holding, LLC; c/o Jeffrey L. Brown, Atty.; 37 West Broad Street, Suite 460; Columbus, OH 43215.
<b>Applicant(s):</b>	The Applicant.
<b>Property Owner(s):</b>	Tim Dietrich; 614-645-6665; <a href="mailto:tedietrich@columbus.gov">tedietrich@columbus.gov</a>
<b>Planner:</b>	

**BACKGROUND:**

- The site consists of one parcel developed with the former Cooper Stadium zoned in the CPD, Commercial Planned Development District (Z10-021) for a race track and automotive research development that did not come to fruition. The newly requested CPD district will permit a mixed-used development that includes C-4 commercial uses, including those uses that may be conducted in any outdoor amphitheater, so long as a Special Permit is issued by the Board of Zoning Adjustment.
- North of the site are various commercial uses in the C-4, Commercial District and a cemetery in the R, Rural District in Franklin Township. South of the site are multi-unit residential development in the AR-3, Apartment Residential District and a cemetery in the R, Rural District in Franklin Township. East of the site are a multi-unit residential development in the AR-O, Apartment Office District and a shelter in the L-M, Limited Manufacturing District. West of the site is a storage yard in the L-I, Limited Industrial District in Franklin Township pending annexation to the City of Columbus and zoning to the M, Manufacturing District.
- Concurrent CV19-082 has been filed to permit a limited number of less-objectionable manufacturing uses and ground floor residential uses. That request will be heard by City Council and will not be considered at this Development Commission meeting.
- The site is located within the planning area of the *Southwest Area Plan* (2009), which recommends “Community commercial” uses for the site. Additionally, this site is within an area that has adopted the *Columbus Citywide Planning Policies* (C2P2) Design Guidelines (2018).
- The site is located within the boundaries of the Southwest Area Commission whose recommendation is for approval.
- The CPD text includes use restrictions and supplemental development standards that address building and parking setbacks, parking arraignments and minimum

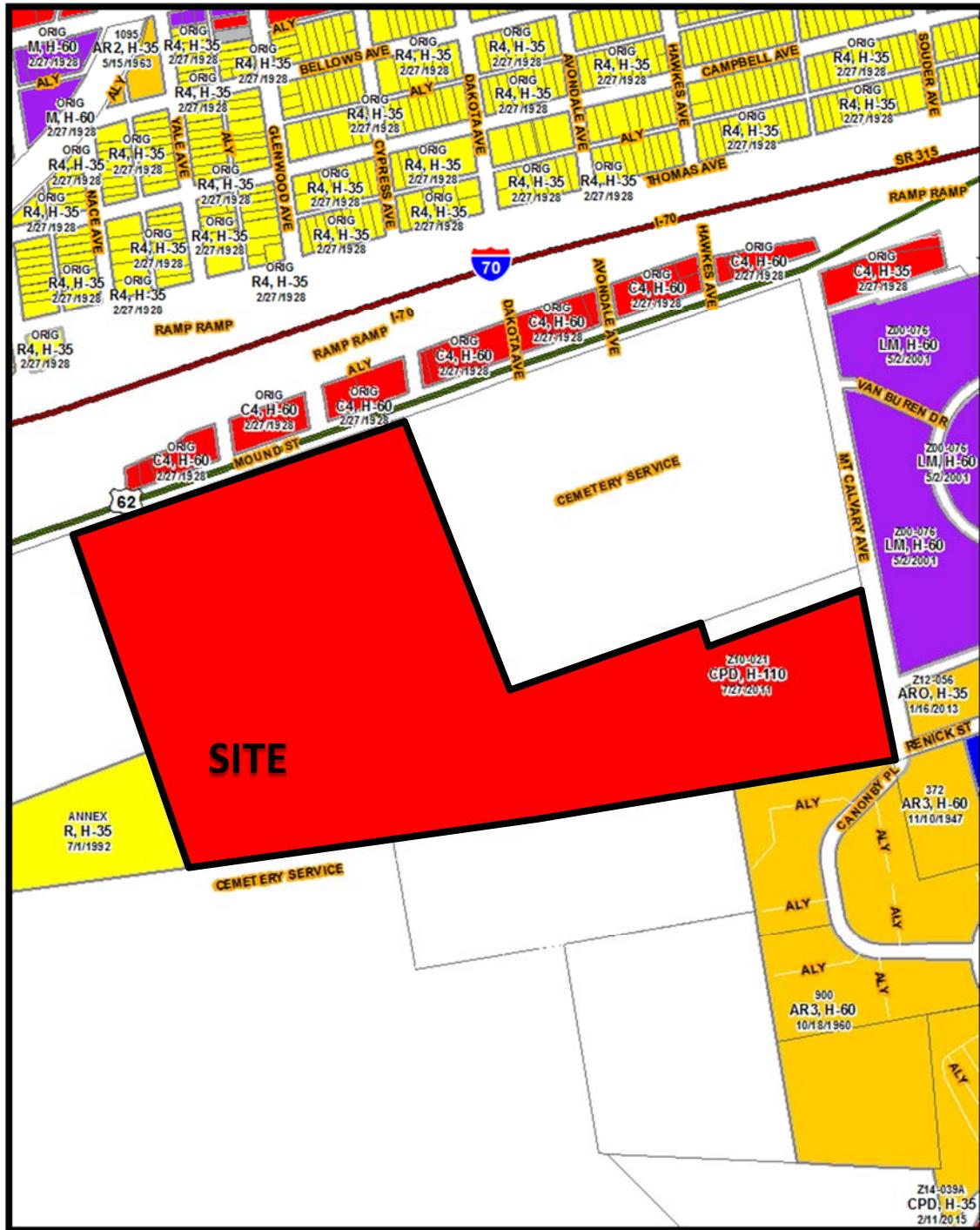
requirements, traffic access and improvements, landscaping, building materials and design, and lighting. The CPD text includes a commitment to develop the site in accordance with the submitted site plan. Additionally, the text addresses pedestrian amenities, shipping container usage and applicable standards including positioning, screening, and landscaping, building rehabilitation and preservation, and a potential park and ride operation. Code modifications for landscaping and screening, maneuvering, parking spaces, marking and striping, lighting, Regional Commercial Overlay (RCO) setback and landscaping requirements, and parking minimums are also included.

- The Division of Traffic Management has stated a traffic impact study is in progress in conjunction with this application. Additional commitments or access revisions may be needed based on the results of the approved traffic impact study. Those revisions and commitments will need to be included in the CPD text before the ordinance can proceed with a staff approval to City Council.
- The *Columbus Multimodal Thoroughfare Plan* identifies West Mound Street as an Urban Commuter Corridor requiring 100 feet of right-of-way.

**CITY DEPARTMENTS' RECOMMENDATION:** Conditional \*Approval.

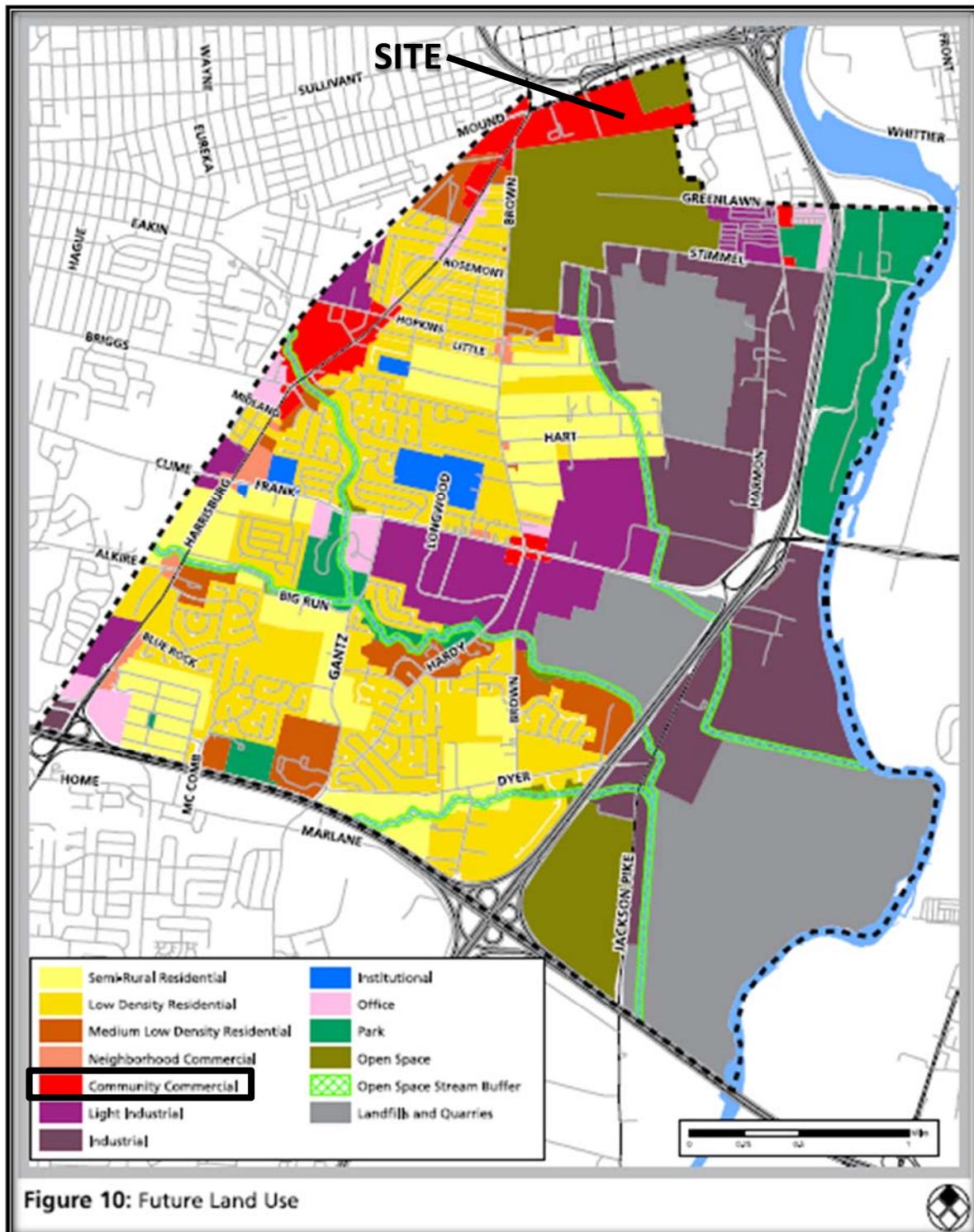
The requested CPD, Commercial Planned Development District will permit the redevelopment of the site with a mixed-use development that permits most C-4 uses, with a limited selection of less objectionable manufacturing uses, and ground floor residential uses via concurrent CV19-082. The CPD text includes appropriate uses, development standards, code modifications, and commits to redevelop the site in accordance with the attached site plan. The requested CPD district is consistent with the *Southwest Area Plan*'s land use recommendation and includes the following commitments: Community Commercial Overlay (CCO) building design standards for new buildings constructed in Subareas 1-4; greenery and treatment of the proposed shipping containers, and increased landscaping around the proposed warehouse building and event space. Staff notes that additional commitments or access revisions may be needed based on the results of the approved traffic impact study, and that those commitments will need to be included in the CPD text before this request proceeds to City Council for full staff approval.

**\*Traffic commitments have been included in the CPD text to the satisfaction of the Department of Public Service resulting in City Departments' recommendation of approval.**



Z19-060  
1215 West Mound Street  
Approximately 47.16 acres  
CPD to CPD

## Southwest Area Plan (2009)



**Figure 10: Future Land Use**

Z19-060  
1215 West Mound Street  
Approximately 47.16 acres  
CPD to CPD



Z19-060  
1215 West Mound Street  
Approximately 47.16 acres  
CPD to CPD

**Dietrich, Timothy E.**

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**From:** Patty Spencer <pspen40051@aol.com>  
**Sent:** Wednesday, February 23, 2022 11:25 AM  
**To:** Pine, Shannon L.  
**Subject:** [EXTERNAL] Fwd: Z16-060 Cooper Stadium Site

**Hopefully this gets to you this time - for some reason aol tacked on an aol.com at the end of your address - Patty**

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From: pspen40051@aol.com  
To: spine.columbus.gov@aol.com  
Cc: bfinney@columbus.gov  
Sent: 2/23/2022 9:45:19 AM Eastern Standard Time  
Subject: Z16-060 Cooper Stadium Site

**This applicant first came before the Southwest Area Commission in 2019. At that time they gave a presentation on what their vision was for the site. We - at that time - approved their application "in concept only" asking that they come back when they had more concrete plans**

**In January the applicant returned with finalized ideas and a site visit was done February 12 and they returned February 15th for our decision**

**8 members of the Commission were in attendance with 7 yes and 1 no.**

**The only thing we requested was for the applicant to increase the 3/4 parking space per unit to a full parking place**

**If you have any questions please let me know**

Patty Spencer  
Southwest Area Commission Zoning Chair  
[pattyspencer.swac@gmail.com](mailto:pattyspencer.swac@gmail.com)  
[pspen40051@aol.com](mailto:pspen40051@aol.com)  
614-214-5727 (text for the quickest response)

## Rezoning Application

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

### PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z19-060

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) Jeffrey L. Brown

of (COMPLETE ADDRESS) 37 West Broad Street STE 460 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. SPARC Holding LLC. Joe Sugar 614-463-9730, 107 South High Street STE 300 Columbus, OH 43215. No Columbus based employees.	2.
3.	4.

*Check here if listing additional parties on a separate page.*

SIGNATURE OF AFFIANT

Sworn to before me and signed in my presence this 8 day of September, in the year 2023

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Notary Seal Here  
Natalie C. Timmons  
Notary Public, State of Ohio  
My Commission Expires 09-04-2025

*This Project Disclosure Statement expires six (6) months after date of notarization.*