

Statement of Hardship

The applicant is proposing a mixed use redevelopment of Cooper Stadium which may include residential, warehousing and laboratories. The council variance would allow first floor residential (Section 3356.03) Permitted Uses, certain warehouse uses Section (3363.02(b) and (d)) Warehouses, storage and sales establishment – less objectionable uses, and different types of laboratories, chemical, petroleum, coal and allied products – less objectional uses (Section 3363.04), as well as a reduction in the parking ratio from 1 parking space / 750 sq. ft. to 1 parking space / 3,000 sq. ft. for manufacturing; from 1 parking space / 1,000 sq. ft. to 1 parking space / 5,000 sq. ft. for warehousing and from 1.5 parking spaces to 1 parking space for dwelling units (3312.49 Minimum numbers of parking spaces required). The granting of these variances will not impair an adequate supply of light and air to the adjacent property, unreasonably increase the congestion of public streets, increase the danger of fires, endanger the public safety, unreasonably diminish or impair the public health, safety, comfort, morals, or welfare of the inhabitants of the City of Columbus.

Signature of Applicant _____



9/11/23
Date

Council Variance

3356.03 Permitted Uses: to permit laboratories, including analytical, commercial analytical, research and experimental and to permit warehouse or storage in bulk and to permit wholesaling or distributing establishment or warehouse or wholesale market.

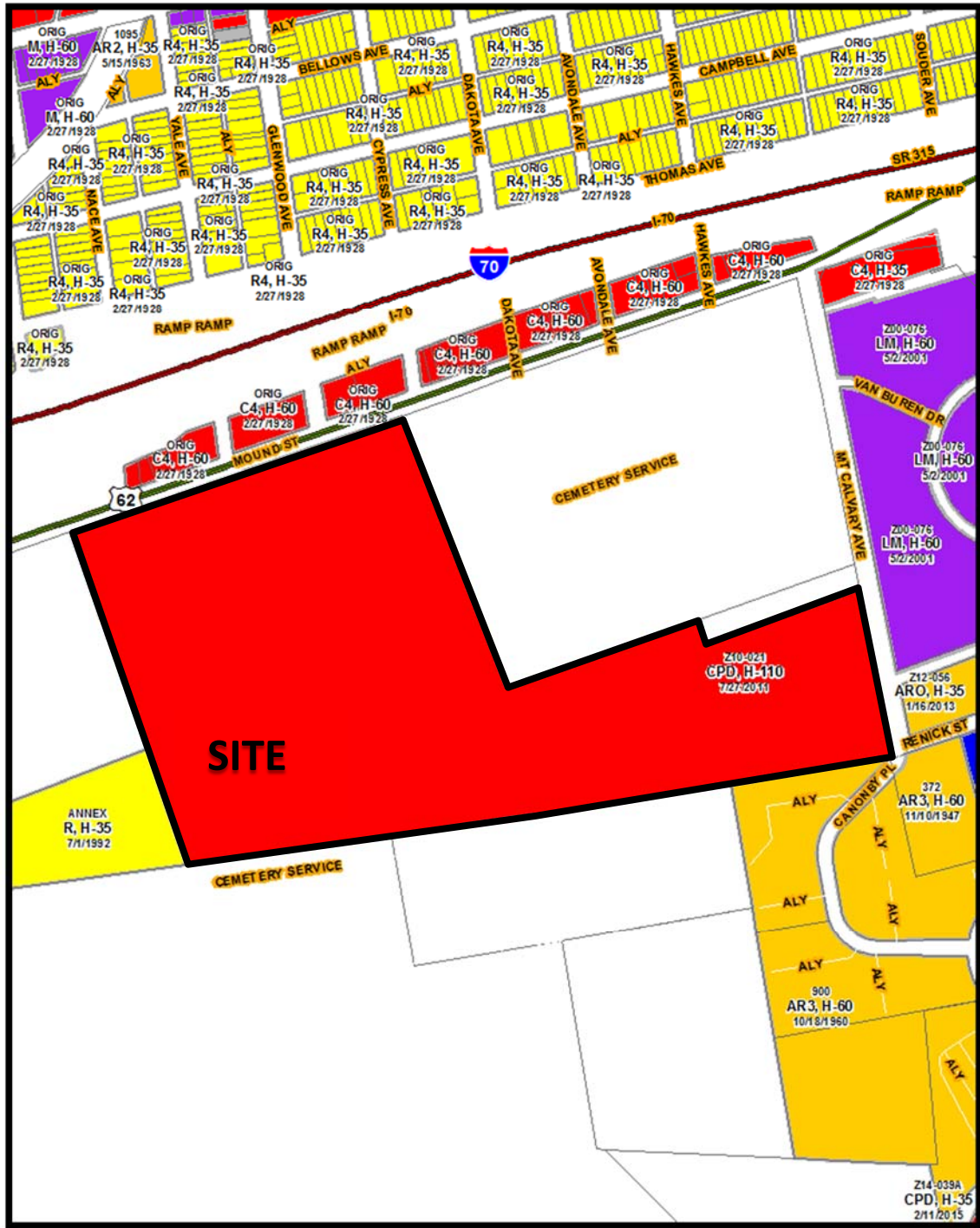
3356.03 Permitted Uses: to permit first floor residential.

3312.49 Minimum Numbers of Parking Spaces Required: to reduce the required ratio from 1.5 parking spaces per dwelling unit to 1 space.

3312.49 Minimum Numbers of Parking Spaces Required: to reduce the required parking ratio from 1 parking space / 750 sq. ft. to 1 parking space / 3,000 sq ft. for manufacturing and from 1 parking space / 1,000 sq. ft. to 1 parking space / 5,000 sq. ft. for warehousing.

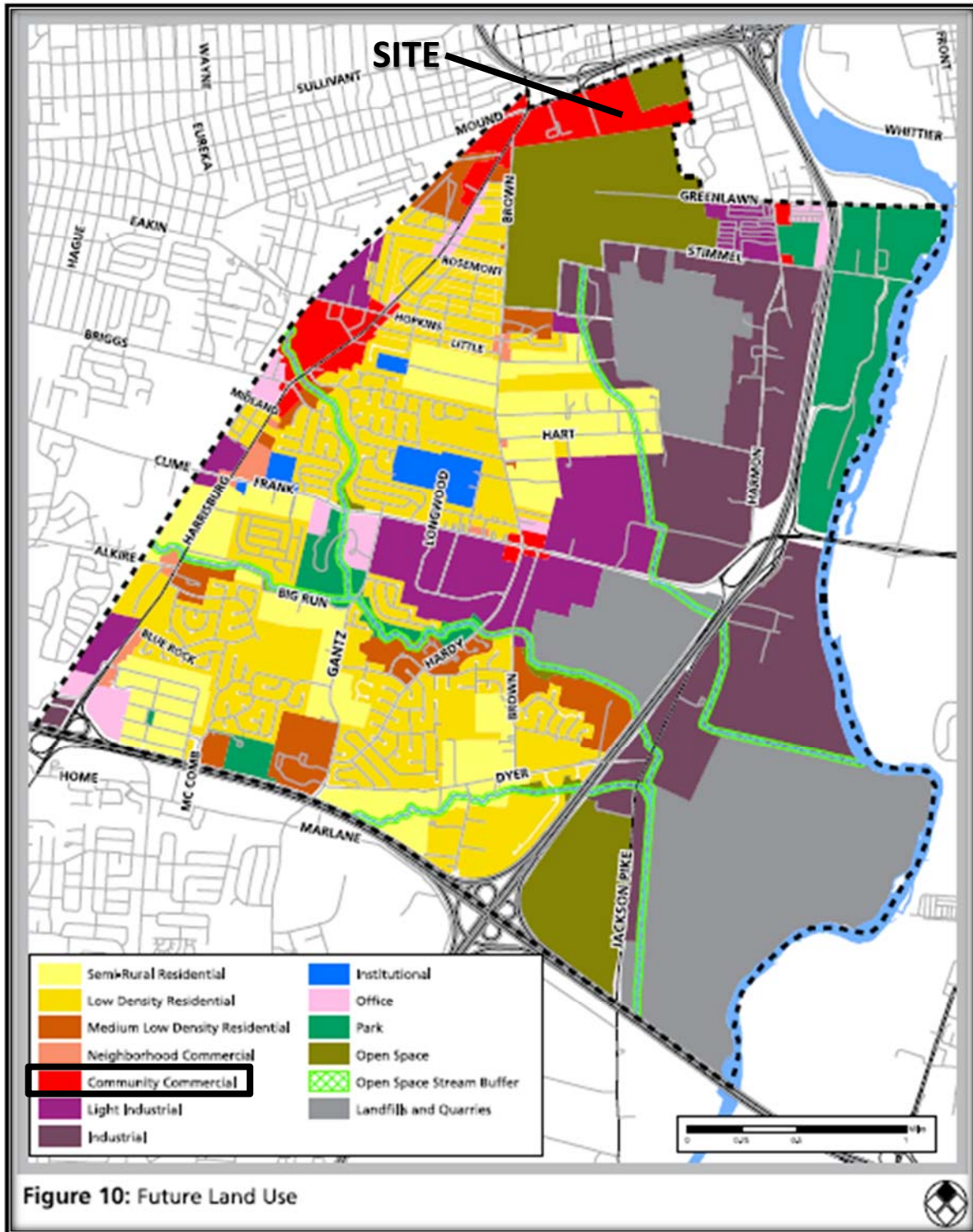
Multi-family conditions:

- (a) The first phase of the multi-family development on Parcel 8 shall consist of at least 100 dwelling units. Applicant shall be permitted to construct a maximum of 550 dwelling units on Parcel 8.
- (b) The maximum height of the multi-family buildings will be six stories (with one story being podium parking).
- (c) The multi-family development will have an urban design emphasizing landscaped and sidewalk connections to other uses on the site.
- (d) The multi-family development will have amenities which may include such things as a gathering space, swimming pool, fitness facility and business office.
- (e) Outdoor community space and a dog park will be part of the development on Parcel 5, 6, or 7.



CV19-082
1215 West Mound Street
Approximately 47.16 acres

Southwest Area Plan (2009)



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Approximately 47.16 acres



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Approximately 47.16 acres

Dietrich, Timothy E.

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

From: pspen40051@aol.com
To: spine.columbus.gov@aol.com
Cc: bfkinney@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
pspen40051@aol.com
614-214-5727 (text for the quickest response)



Council Variance 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 #: CV19-082

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 8th day of September, in the year 2023

SIGNATURE OF NOTARY PUBLIC

9/4/2025
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.