



GENERAL ZONING INFORMATION	
ADDRESS:	1 BLACK AND GOLD BLVD
PARCEL NO.:	000-248524, 010487715
EXISTING ZONING:	M, RA
PROPOSED ZONING:	CRD
CLASSIFICATION/DISTRICT:	
ZONING CASE NO.:	X
VARIANCE:	X
EXISTING HEIGHT DISTRICT:	H-40
PROPOSED HEIGHT DISTRICT:	H-10
COMMERCIAL OVERLAY:	N/A
TOTAL SITE AREA:	3.41 ACRES
FLOOD ZONE:	X
FLOOD RESURFACING NUMBER (FIRM):	399400188K
MOIST RECENT EFFECTIVE DATE OF FIRM:	6/17/2008
BASE FLOOD ELEVATION (BFE):	N/A

PARKING CALCULATION		
USE	SQUARE FOOTAGE	MINIMUM MAXIMUM
STADIUM	130 SF = 4000 SF	N/A
ROUND TOTAL UP TO THE NEXT INTEGER	4001	N/A
REQUIRED PARKING	4001	N/A
EXISTING PARKING	248	
REQUIRED ADA PARKING (VAN/TOTAL)	219	
EXISTING ADA PARKING (VAN/TOTAL)	114	
REQUIRED BIKE PARKING	10	
EXISTING BIKE PARKING	12	

For 9/6/24 9-6-24

KORDA
Kordas & Associates, Inc. - Consulting Engineers
500 Westwood Blvd, Suite 200 - Culver City, CA 90230-2700
Tel: (310) 407-2000 Fax: (310) 407-0891 www.kordacorp.com

COMMERCIAL ZONING AREA

FILED	DRAWN	CHECKED	DATE	SHEET NUMBER
	RAW	DNB	2023-04-12	07/09/2024
				1/1

**STAFF REPORT
DEVELOPMENT COMMISSION
ZONING MEETING
CITY OF COLUMBUS, OHIO
OCTOBER 10, 2024**

- 9. APPLICATION: Z24-023**
Location: **2121 VELMA AVE. (43211)**, being 34.32± acres located on the north side of Black and Gold Boulevard, 310± feet west of Velma Avenue (010-249124 & part of 010-067015; No Group).
Existing Zoning: R-4, Residential & M, Manufacturing districts.
Request: CPD, Commercial Planned Development District (H-110).
Proposed Use: Sports stadium and accessory fields.
Applicant(s): Crew SC Training Company, LLC; c/o David Hodge, Atty.; Underhill and Hodge, LLC; 8000 Walton Parkway, Suite 260; New Albany, OH 43054.
Property Owner(s): State of Ohio OEC; 717 East 17th Avenue; Columbus, OH 43211.
Planner: Joe Rose; 614-645-3526; jmrose@columbus.gov

BACKGROUND:

- The 34.32± acre site consists of portions of two parcels developed with a sports stadium and athletic fields in the M, Manufacturing and R-4, Residential districts. The requested CPD, Commercial Planned Development District will allow commercial uses at this location.
- North of the site are commercial uses in the M, Manufacturing District and Interstate-71 right-of-way. South of the site are parking lots and fairground property in the R-4, Residential and M, Manufacturing districts. East of the site is a museum and associated uses in the R-4, Residential and C-4, Commercial districts. West of the site are single-unit dwellings in the R-2F, Residential District, and railroad right-of-way.
- The site is not located within the planning boundaries of a Council adopted land use plan but is subject to early adoption of *Columbus Citywide Planning Policies (C2P2) Design Guidelines (2018)*.
- The site is not located within the boundaries of any area commission or neighborhood group.
- The CPD text commits to a site plan and establishes appropriate uses and supplemental development standards addressing building and parking setbacks, height, access, parking, and landscaping. The text includes code modifications to interior parking lot landscaping, and a reduction to the required parking spaces from 4001 to 248.

CITY DEPARTMENTS' RECOMMENDATION: Approval.

The proposed CPD, Commercial Planned Development District will allow commercial uses at this location. While there is no Council adopted land use plan for this location, the site is subject

to C2P2 design guidelines. Staff supports the proposal due to the proximity of transit access and the presence of adjacent parking lots on fairgrounds property and therefore support the request to legitimize the reduced parking. Staff also recognize the existing landscaping around the sites boundaries, consistent with C2P2 design guidelines.

Z24-023
2121 Velma Ave.
Approximately 34.32 acres
M & R-4 to CPD



Z24-023
2121 Velma Ave.
Approximately 34.32 acres
M & R-4 to CPD

Rezoning Application

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

ORD#3059-2024; Z24-023; Page 6 of 6

PROJECT DISCLOSURE STATEMENT

APPLICATION #: Z24-023

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 Zartman

of (COMPLETE ADDRESS) 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054

deposes and states that they are 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:

For Example: Name of Business or individual
 Contact name and number
 Business or individual's address; City, State, Zip Code
 Number of Columbus-based employees

1. Crew SC Training Company, LLC 1 Black and Gold Boulevard Columbus, Ohio 43211	2. State of Ohio OEC 717 East 17th Avenue Columbus, Ohio 43211
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 28th day of May, in the year 2024

SIGNATURE OF NOTARY PUBLIC 

My Commission Expires does not expire

Notary Seal Here



NICHOLAS CURTIS CAVALARIS, ATTORNEY AT LAW
NOTARY PUBLIC, STATE OF OHIO
My Commission Expires does not expire
Commission 17703 R.C.

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