

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MAY 10, 2012**

- 3. APPLICATION:** **Z12-016 (ACCELA # 12335-00000-00108)**  
**Location:** **200 GEORGESVILLE ROAD (43228)**, being 116.0± acres located on the east side of Georgesville Road, 430± feet south of West Broad Street (570-216484; Greater Hilltop Area Commission).  
**Existing Zoning:** R, Rural and L-C-4, Limited Commercial Districts.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Casino, Hotel and RV Park development.  
**Applicant(s):** Central Ohio Gaming LLC; c/o Jeffrey L. Brown & Jackson B. Reynolds, Attys.; Smith and Hale; 37 West Broad Street, Suite 725; Columbus, OH 43215.  
**Property Owner(s):** CD Gaming Ventures LLC; 825 Berkshire Blvd; Wyomissing, PA 19610.  
**Planner:** Dana Hitt, 645-2395, [dahitt@columbus.gov](mailto:dahitt@columbus.gov).

**BACKGROUND:**

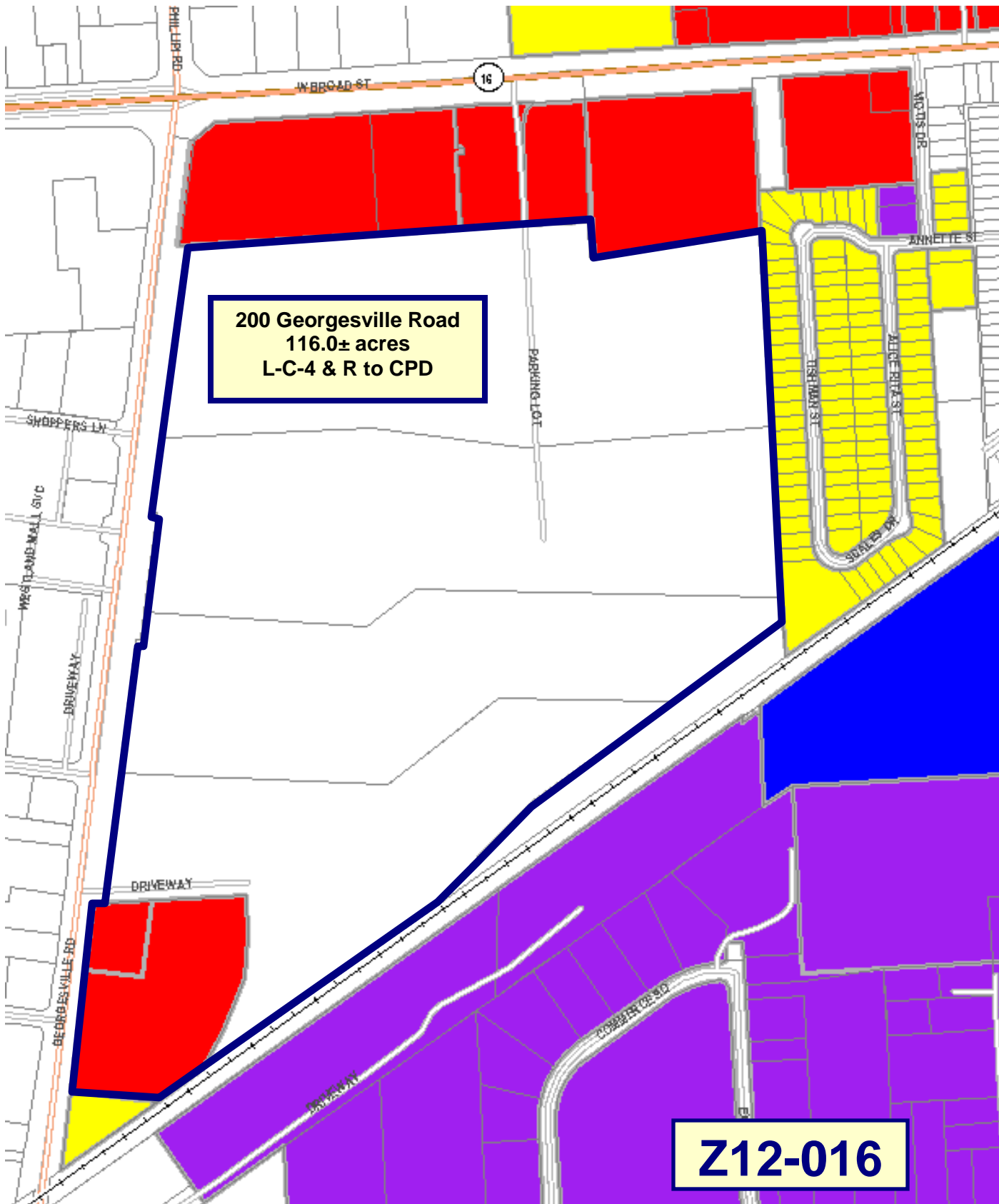
- The site is the site of a former factory that is currently under development with a casino, hotel and an RV park. At this time the structure of the casino has been largely completed, a substantial amount of paved parking has been completed and buffering consisting of a privacy fence and coniferous trees has been installed along the east property line. The applicants are requesting the 60 foot height district however they have incorporated a variance to allow for a hotel up to 375 feet in height.
- To the north are retail and car wash development and vacant land, in the CPD, Commercial Planned Development, and L-C-4, Limited Commercial Districts. To the east are single-unit dwellings zoned in the R-2, Residential District. To the south is a railroad in Franklin County. To the west across Georgesville Road are retail developments and multi-unit dwellings in Franklin County.
- The site is located within the planning area of *The Greater Hilltop Plan Amendment* (2010) which recommends mixed-use regional development for the balance of the site.
- There are two site plans contained in the packet. One depicts what was approved through Franklin County and is already built or currently being

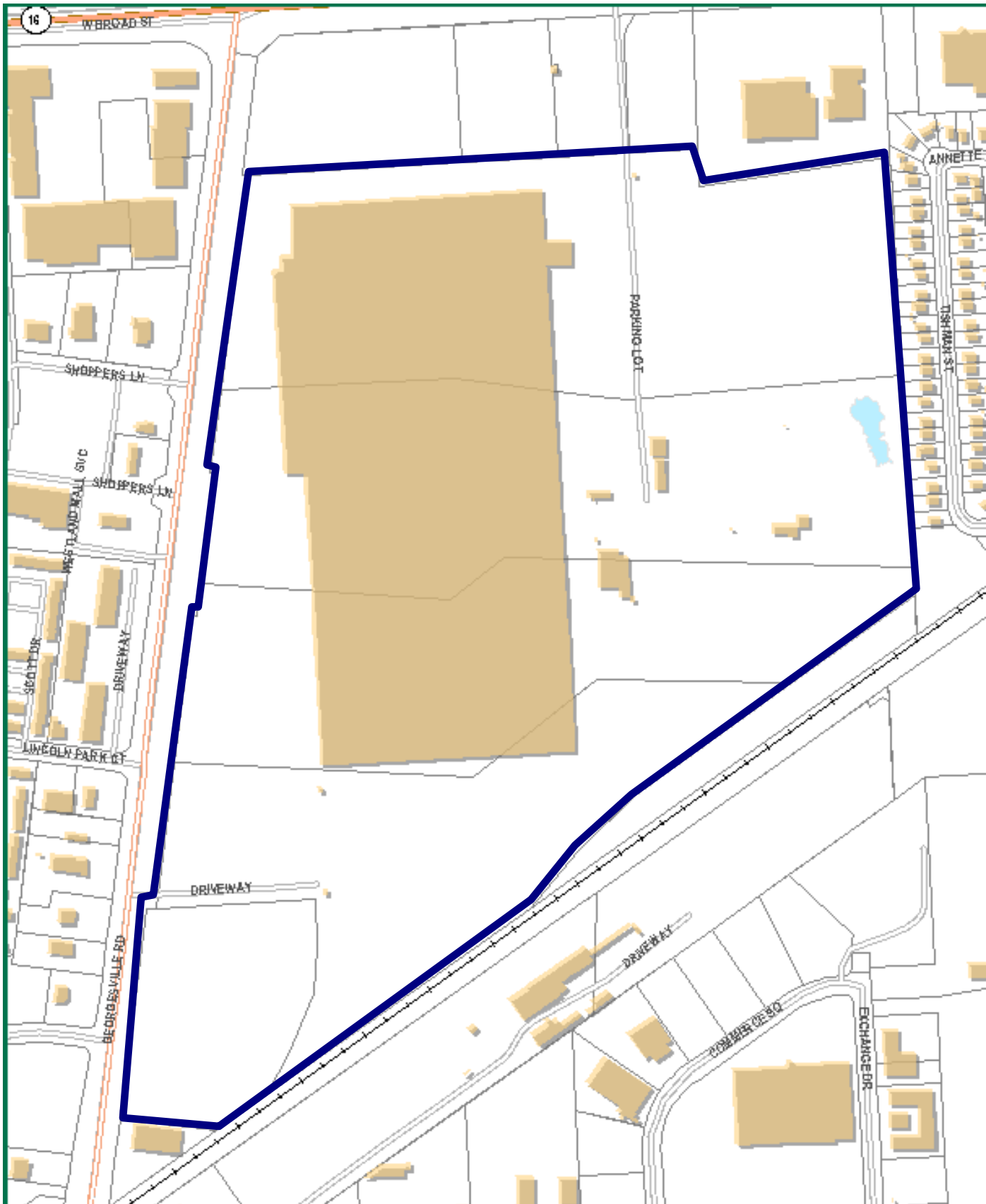
constructed and is for the use of determining what has already been approved or built and is not binding. The plan showing setbacks is the CPD plan the applicants are committing to. The applicant's text commits to street trees. The applicants are committing to comply with future overlays if 50 percent or more of the site is demolished. Due to provisions of the Constitutional Amendment that paved the way for this development, the applicants maintain they are not required to comply with any overlay but will do so to this extent.

- The *Columbus Thoroughfare Plan* identifies West Broad Street as a 6-2, Arterial and Georgesville Road and as a 4-2D arterial, each requiring a minimum of 60 feet of right-of-way from centerline.

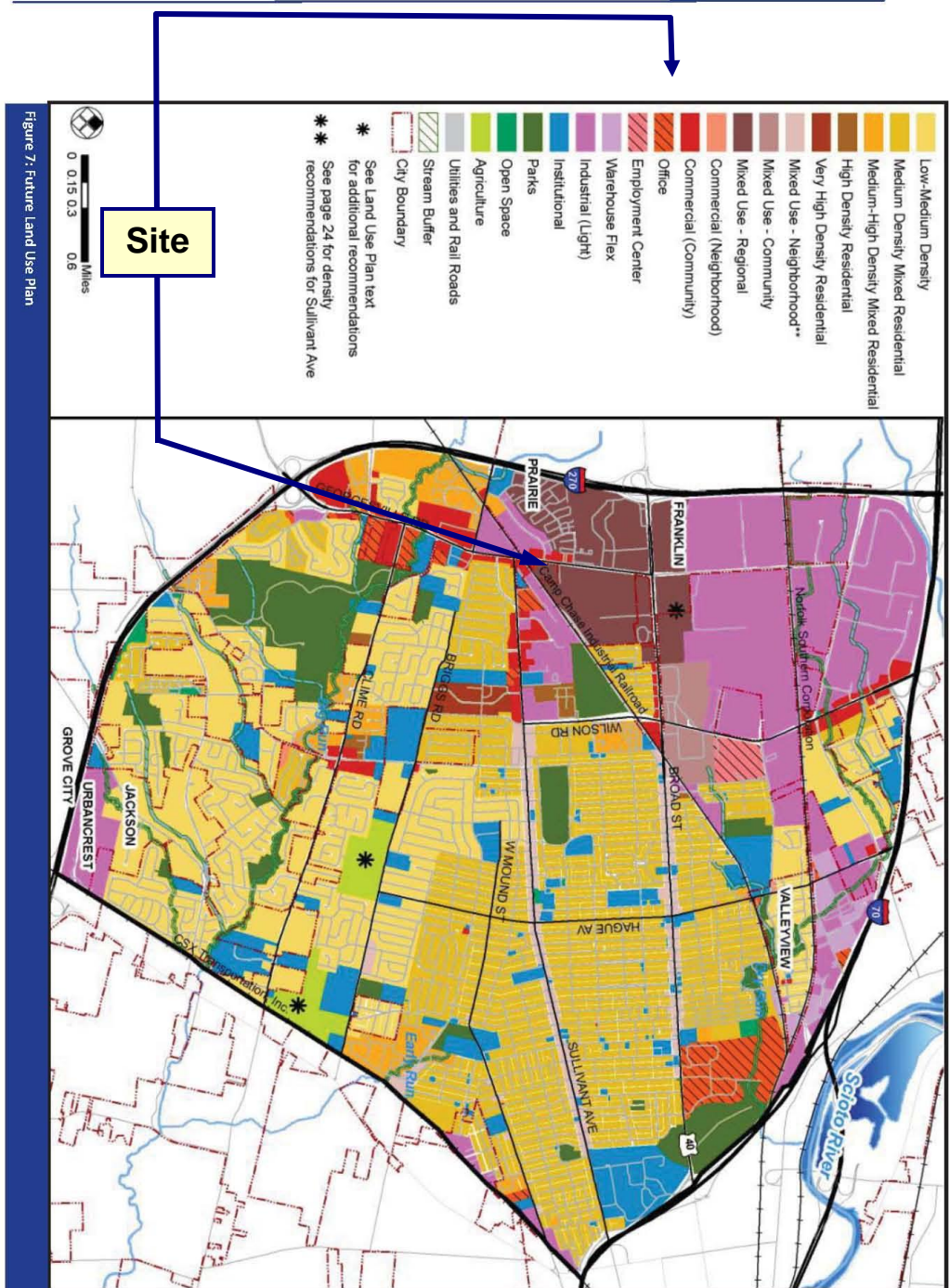
**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District will allow a casino, RV park and a hotel up to 375 feet in height. The CPD Text grants a height variance for the hotel only. The applicants are committing to comply with future overlays if 50 percent or more of the site is demolished which they claim they are not required to do per the approved State Constitutional Amendment that approved the casino. The requested rezoning is consistent with the zoning and development patterns of the area.









Apr 15 12 11:47a

Greg Large

614-871-8813

p.1



Mayor Michael B. Coleman

**GRAPHICS COMMISSION APPLICATION**

City of Columbus, Ohio • Department of Building &amp; Zoning Services

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)**FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW  
STANDARDIZED RECOMMENDATION FORM**

Group Name

GREATER UPTOWN AREA COMMISSION

Meeting Date

4/3/2012

Specify Case Type

- ☒ BZA Variance  
☐ BZA Special Permit  
☐ Council Variance  
☐ Rezoning  
☒ Graphics  
☒ Graphics Special permit

CENTRAL OHIO GAMING VENTURES, LLC  
 200 GEORGETOWN RD  
 PARCEL 146-290553

Case Number

 Recommendation  
 (Check only one)

- ☒ Approval  
☐ Disapproval  
☐ Conditional Approval (please list conditions below)  
 (Area Commissions, see note below\*)

\*Ordinances sent to council will contain only a recommendation for "approval" or "disapproval". If a recommendation for "conditional approval" is sent, the conditions should be concise and specific. Staff will determine whether conditions are met when the final ordinance is prepared unless a revised response indicating "approval" has been received. If staff determines that conditions have not been met, your group's recommendation will be listed as "disapproval".

Vote

12-0-1

Signature of Authorized Representative

SIGNATURE

Zoning Officer

RECOMMENDING GROUP TITLE

614-653-7653

DAYTIME PHONE NUMBER

Please FAX this form to Zoning at (614) 645-2463 within 48 hours of your meeting day; OR MAIL to: Zoning, City of Columbus, Department of Building & Zoning Services, Columbus, Ohio 43224.



**REZONING APPLICATION**

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

**PROJECT DISCLOSURE STATEMENT**

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.

APPLICATION # Z12-016

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Jackson B. Reynolds, III  
 of (COMPLETE ADDRESS) 37 W. Broad St., Suite 725, 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  
 Business or individual's address  
 Address of corporate headquarters  
 City, State, Zip  
 Number of Columbus based employees  
 Contact name and number

1. Penn National 825 Berkshire Blvd. Wyomissing, PA 19610 Jim Baum 610-378-8394	2. Central Ohio Gaming Ventures LLC 825 Berkshire Blvd. Wyomissing, PA 19610 Jim Baum 610-378-8394
3. CD Gaming Ventures LLC 825 Berkshire Blvd. Wyomissing, PA 19610 Jim Baum 610-378-8394	4. CD Gaming Future Expansion LLC 825 Berkshire Blvd. Wyomissing, PA 19610 Jim Baum 610-378-8394

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

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 10<sup>th</sup> day of FEBRUARY, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

Jackson B. Reynolds, III  
Natalie C. Timmons  
9/4/15



*This Project Disclosure Statement expires six months after date of notarization.*  
**Natalie C. Timmons**  
 Notary Public, State of Ohio  
 My Commission Expires 09-04-2015

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 For all questions regarding this form and fees please call: 614-645-4522  
**Please make all checks payable to the Columbus City Treasurer**