

**CITY COUNCIL – ZONING COMMITTEE  
STAFF REPORT  
COUNCIL VARIANCE**

**APPLICATION:** CV24-068  
**Location:** 1155 W. MOUND ST. (43223), being 7.34± acres located on the south side of West Mound Street, 1,307± feet east of Harrisburg Pike (part of 425-286329; Southwest Area Commission).  
**Existing Zoning:** CPD, Commercial Planned Development District.  
**Proposed Use:** Truck driving school.  
**Applicant(s):** 160 Driving Academy; c/o Jeffrey L. Brown; 37 West Broad Street, Suite 460; Columbus, OH 43215.  
**Property Owner(s):** SPARC Holding LLC; 107 South High Street, Suite 300; Columbus, OH 43215.  
**Planner:** Eastman Johnson; 614-645-7979; [roejohnson@columbus.gov](mailto:roejohnson@columbus.gov)

**BACKGROUND:**

- The site consists of a portion of a parcel developed with a parking lot that previously served the now vacant Cooper Stadium, which is proposed to be redeveloped as a mixed-use development under the CPD, Commercial Planned Development District (Ordinance #2677-2023; Z19-060). The requested Council variance will allow a truck driving school in the CPD, Commercial Planned Development District.
- A Council variance is required because the CPD district only allows commercial uses.
- To the north of the site is a cemetery in the R, Rural District in Franklin Township. To the east is a community shelter in the L-M, Limited Manufacturing District and an apartment complex in the AR-O, Apartment Office District. To the south is an apartment complex in the AR-3, Apartment Residential District. To the west is a parking lot in the CPD, Commercial Planned Development District.
- The site is located within the planning boundaries of the Southwest Area Plan (2009), which recommends “Community Commercial” land uses at this location. Additionally, the site is subject to early adoption of 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.

**CITY DEPARTMENTS’ RECOMMENDATION:** Approval

The requested Council variance will allow a truck driving school in the CPD, Commercial Planned Development District. Staff supports the requested use because it is limited to a certain area of the site with access restrictions, is institutional in nature, and there are no additional changes to the anticipated development as proposed under this CPD district. In addition, the Department of Public Service supports the use conditioned on the following: prior to installation of speed humps pursuant to 3.B.5 of Ordinance 2677-2023 (Z19-060), truck access to and from the truck driving school site shall be limited to Site Drive A, Site Drive C, or Site Drive E as defined in Ordinance 2677-2023 (Z19-060).

## Council Variance Application

111 N Front Street, Columbus, Ohio 43215

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

### STATEMENT OF HARDSHIP

#### Columbus City Code Section 3307.10 - Variances by City Council.

City council may grant the following zoning variances:

- A. Permit a variation in the yard, height or parking requirements of any district only in conjunction with a change in zoning or a use variance and only where there are unusual and practical difficulties in the carrying out of the zoning district provisions due to an irregular shape of lot, topography, or other conditions, providing such variance will not seriously affect any adjoining property or the general welfare.
- B. Permit a use of the property not permitted by the zoning district established on the property if such use will not adversely affect the surrounding property or surrounding neighborhood and if council is satisfied that the granting of such variance will alleviate some hardship or difficulty which warrants a variance from the comprehensive plan.

Before authorizing any variance from the Zoning Code in a specific case, city council shall first determine that such variance 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.

In granting a variance pursuant to this section, council may impose such requirements and conditions regarding the location, character, duration, and other features of the variance proposal as council deems necessary to carry out the intent and purpose of this Zoning Code and to otherwise safeguard the public safety and welfare.

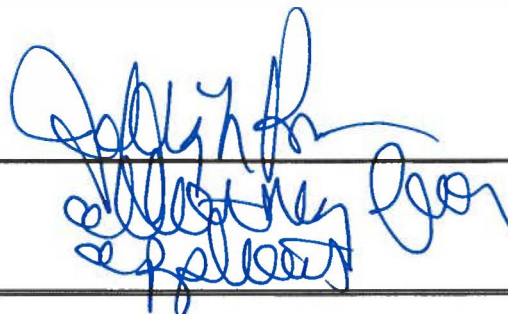
List all sections of Code to be varied and explain your reasoning as to why this request should be granted.

**NOTE:** It is the applicant's responsibility to identify all variances required for the project. If any necessary variances are not included, a new application (and applicable fees) will be required.

I have read the foregoing and believe my application for relief from the requirements of the Zoning Code contains the necessary hardship, will not adversely affect surrounding property owners, and will comply with the variance(s) requested as detailed below (use separate page if needed or desired):

see attached sheet.

Signature of Applicant



Date

5/28/24

### Statement of Hardship

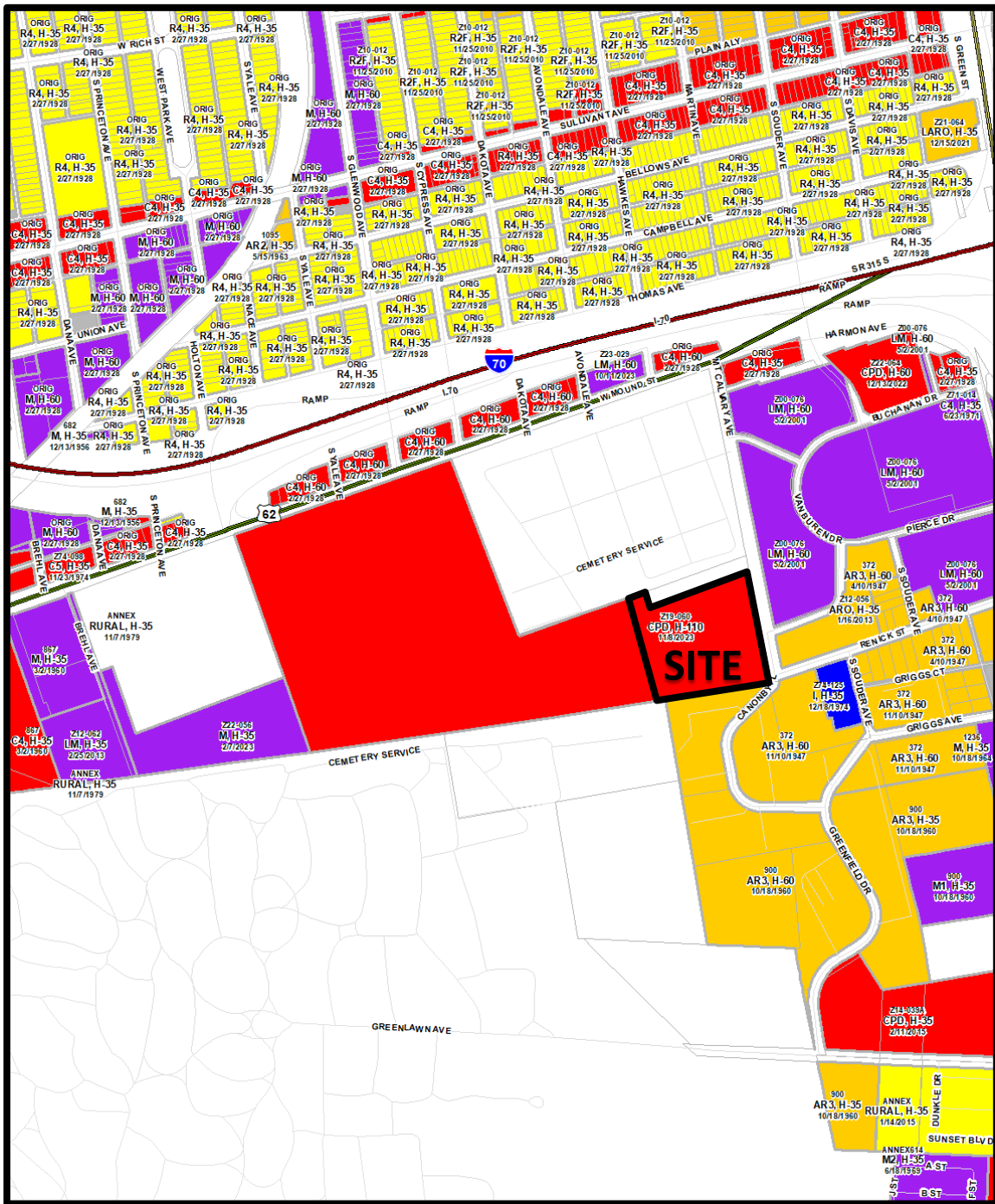
The applicant is requesting variances to Section 3361.02, CPD permitted uses and Section 3361.03, Development Plan. This site is part of the former Cooper Stadium which has a large paved parking area behind the stadium.

The surrounding uses are a cemetery, multi- family and a community shelter on the other side of Mt. Calvary Avenue.

The applicant has been using part of that parking lot for a truck driving school. The former parking lot provides a large paved area free of any buildings which allows the students to learn how to drive a truck. The truck school will move from the current location behind the stadium to the area to the west behind the cemetery as show in the submitted site plan.

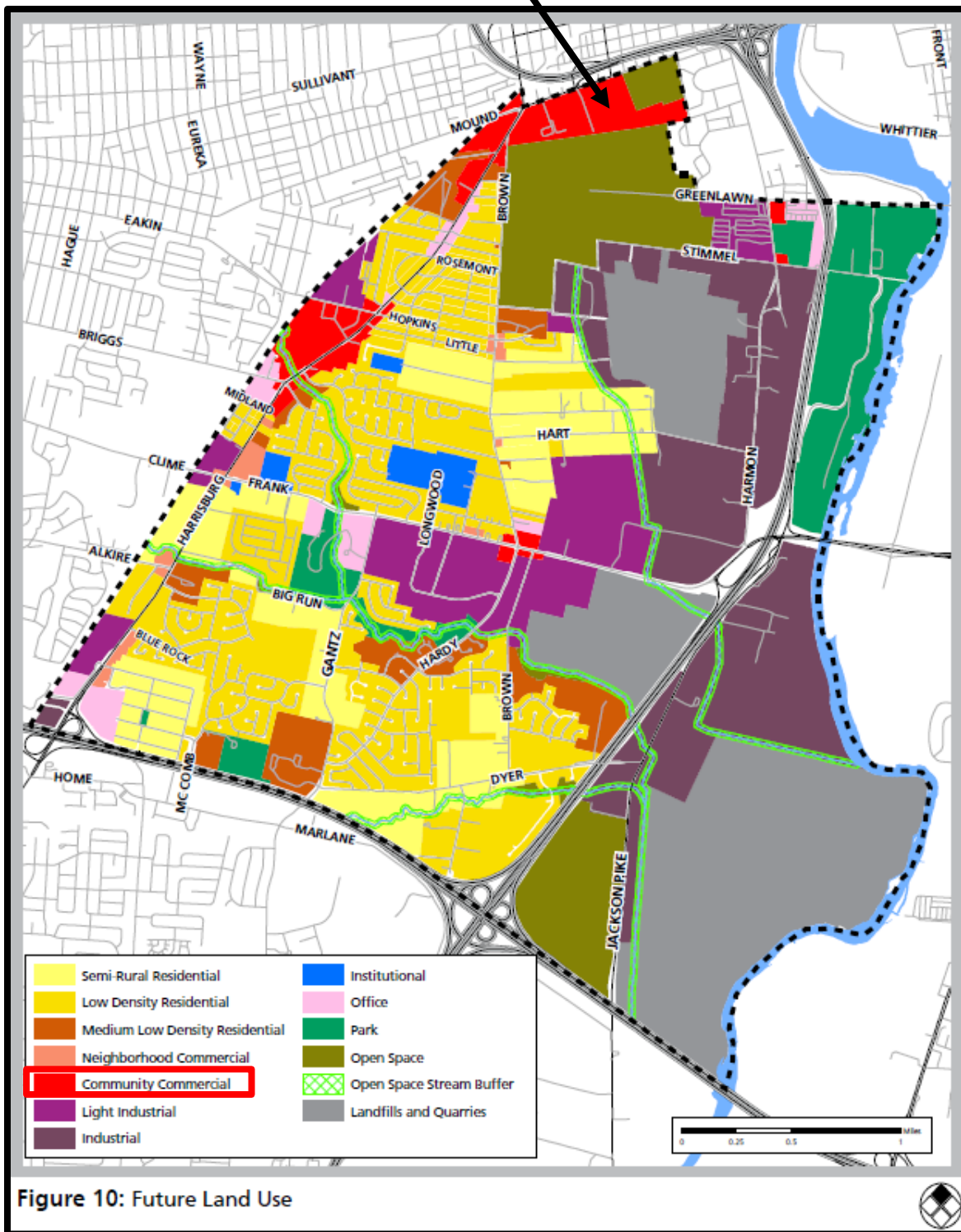
The truck school will use the existing parking lot of the former stadium. No site improvements are planned as part of this use. The truck school has 200 students per year (52 classes per year). There are 10 trucks on site; four of which stay on the site while the other 6 the students use for their road practice experience. Site plan shows the location of the two trailers. We look at this use being an interim use of a vacant parking lot until such time that development would occur in that area. The ring of shipping containers separates the truck school site from the work that that is occurring on the grandstand.

In the masterplan for the former Cooper Stadium this area was a warehouse facility. A truck driving school using part of a parking lot will not adversely affect the surrounding property or surrounding neighborhood. Nor will these variances 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 established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or welfare of the inhabitants of the city.



CV24-068  
1155 W. Mound St.  
Approximately 47.21 acres

**SITE**



CV24-068  
1155 W. Mound St.  
Approximately 47.21 acres





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1155 W. Mound St.  
Approximately 47.21 acres



## Standardized Recommendation Form

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

111 N Front Street, Columbus, Ohio 43215

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

**FOR USE BY: AREA COMMISSION / NEIGHBORHOOD GROUP**  
(PLEASE PRINT)

Case Number CV24-068

Address 1155 West Mound Street

Group Name Southwest Area Commission

Meeting Date Tuesday September 10 2024

Specify Case Type BZA Variance / Special Permit

**Council Variance**

Rezoning

Graphics Variance / Plan / Special Permit

Recommendation Approval ☒

(Check only one) Disapproval

### LIST BASIS FOR RECOMMENDATION:

This trucking school has been on the property for many years and wanted to continue to do business there - there were no issues in the past and no issues now for them to stay - the only difference was that they were moving over to the east side of the property where some warehousing was initially approved for - they may or may not stay there in the future

Vote full area commission approval (5-0)

Signature of Authorized Representative

*Patty Spencer*

Recommending Group Title Zoning Chair

Daytime Phone Number 614-214-5727

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AND ZONING SERVICES

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### PROJECT DISCLOSURE STATEMENT

APPLICATION # CV24-068

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 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. SPARC Holding LLC. Joe Sugar 614-463-0730 107 South High Street STE 300 Columbus, OH 43215. No Columbus based employees.	2. 160 Driving Academy Steve Gold 877-350-0884 2 N. Riverside Plaza STE 2100 Chicago, IL 60606. 10 Columbus based employees.
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 26th day of May, in the year 2024

Notary Seal Here

SIGNATURE OF NOTARY PUBLIC

My Commission Expires



Jackson B. Reynolds, III, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

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