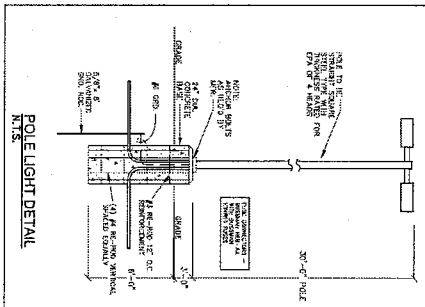
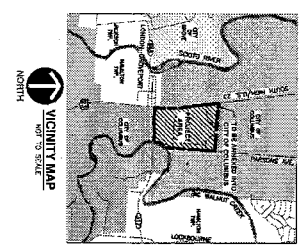


212-038 Final Received  
3/27/15



THIS SITE PLAN IS FOR  
ILLUSTRATIVE  
PURPOSES ONLY



<p><b>1 OF 1</b></p>	<p><b>ZONING EXHIBIT</b></p>		<p><b>MTR GAMING GROUP, INC.</b>  <b>SCIOTO DOWNS</b>  <b>6000 SOUTH HIGH STREET</b>  <b>COLUMBUS OHIO, 43207</b></p>	<p><b>CEC</b>  <b>Civil &amp; Environmental Consultants, Inc.</b>                  8740 Orion Place, Suite 100 - Columbus, OH 43240                  614-540-0633 • 888-598-8808                  www.cecinc.com</p>	<p><b>REVISION RECORD</b></p>	
	NO.	DATE			DESCRIPTION	
	1	4/11/12			ISSUED FOR PERMIT	
	2	3/27/15			FINAL	
	3					
<p>DATE: APRIL 2012 DRAWN BY: JAW</p>		<p>DATE: 3/27/15</p>				
<p>DWG SCALE: 1" = 200' CHECKED BY: GWH</p>		<p>DATE: 3/27/15</p>				
<p>PROJECT NO: 111-482</p>		<p>DATE: 3/27/15</p>				
<p>APPROVED BY:</p>		<p>DATE: 3/27/15</p>				

*[Handwritten Signature]*  
3/27/2015

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
MARCH 12, 2015**

- 3. APPLICATION: Z12-038 (12335-00000-00427)**  
**Location:** **6000 SOUTH HIGH STREET (43207)**, being 203.8± acres located at the northeast corner of South High Street and London-Groveport Road (495-291117 and 495-291117; Far South Columbus Area Commission).  
**Existing Zoning:** R, Rural District.  
**Request:** CPD, Commercial Planned Development District.  
**Proposed Use:** Casino, horse racing track and commercial development.  
**Applicant(s):** Scioto Downs, Inc.; c/o Sean Mentel, Atty.; 100 South Fourth Street, Suite 100; Columbus, OH 43215.  
**Property Owner(s):** Scioto Downs, Inc; 6000 South High Street; Columbus, OH 43207.  
**Planner:** Shannon Pine, 645-2208, [spine@columbus.gov](mailto:spine@columbus.gov)

**BACKGROUND:**

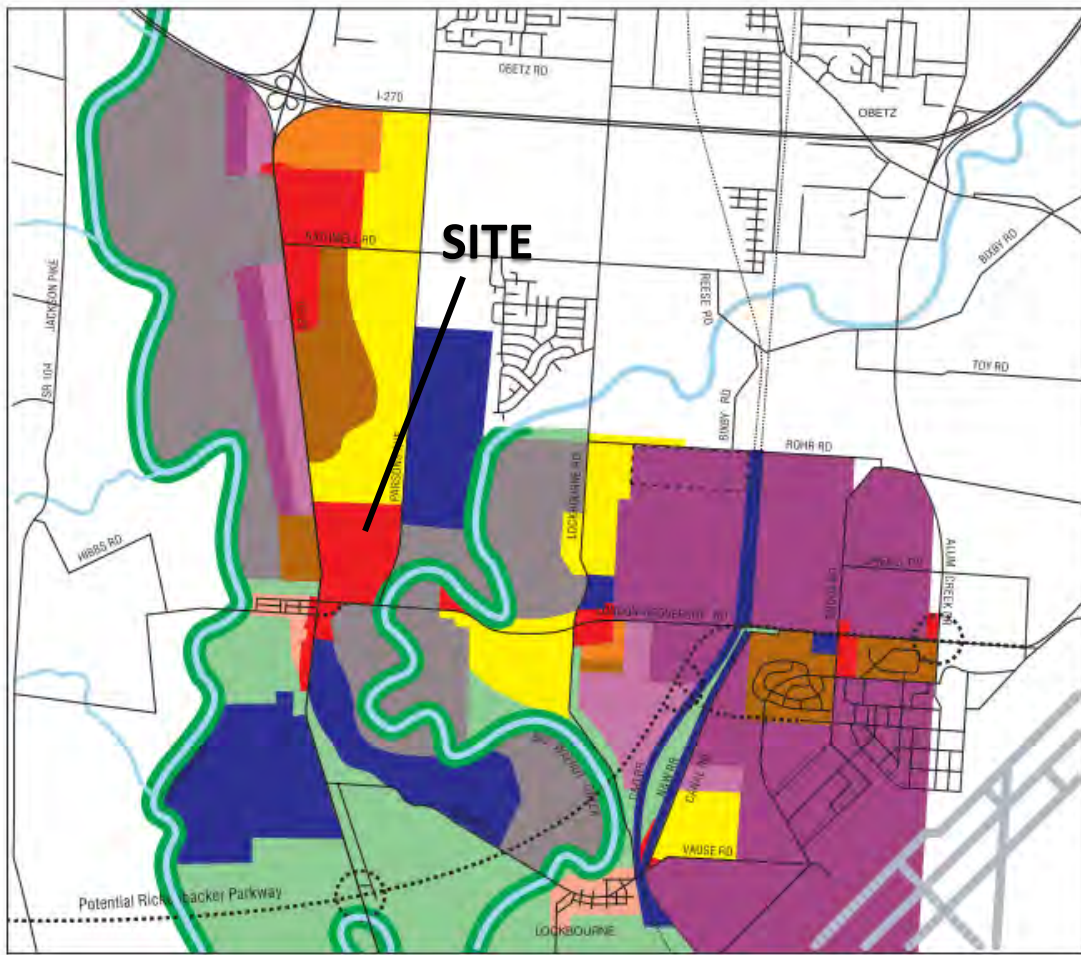
- This site is developed with a horse racing track, casino, and accessory stables, commercial and veterinary uses, and was annexed into the City of Columbus in 2012. This request will change the zoning from the R, Rural District to the CPD, Commercial Planned Development District to secure proper zoning for the existing development, and allow for future commercial development.
- To the north is agricultural land in the R, Rural District. To the east across Parsons Avenue are a water treatment plant and agricultural uses in the M, Manufacturing District, and agricultural uses in the EQ, Excavation and Quarrying District. To the south across London-Groveport Road is undeveloped land in the R, Rural District. To the west across South High Street is agricultural land in the AR-O, Apartment Office District, and manufactured home sales in Hamilton Township.
- The CPD text commits to traffic-related restrictions and includes variances for parking lot landscaping, surface, parking reductions in the form of shared parking ratios, and accommodation of the existing on-site outdoor animal facilities.
- The site lies within the planning area of the *South Central Accord* (1997), which calls for commercial development for this location.
- The site lies within the boundaries of the Far South Columbus Area Commission, whose recommendation is for approval of the requested CPD district.
- The *Columbus Thoroughfare Plan* identifies South High Street as a 6-2D arterial requiring a minimum of 80 feet of right-of-way from centerline, London-Groveport Road as 4-2D arterial requiring a minimum of 60 feet of right-of-way from

centerline, and Parsons Avenue as a 4-2 arterial requiring a minimum of 50 feet of right-of-way from centerline.

**CITY DEPARTMENTS RECOMMENDATION:** Approval.

The requested CPD, Commercial Planned Development District, will secure proper zoning for the existing horse racing track, casino, and accessory uses, and allow for future commercial development. The request is consistent with the land use recommendations of the *South Central Accord*.

Z12-038  
6000 South High Street  
R to CPD  
Approximately 2\$' ", acres



*South Central Accord*

1 1/2 miles

Future Land Use



Z12-038  
6000 South High Street  
R to CPD  
Approximately 203", acres





Z12-038  
6000 South High Street  
R to CPD  
Approximately 2.5 acres

-----Original Message-----

**From:** Robin Watson [<mailto:robingetsreal@yahoo.com>]

**Sent:** Thursday, September 13, 2012 7:03 PM

**To:** Hitt, Dana

**Cc:** Sean A. Mentel; Mindi Sams Hardgrow; Becky Walcott; Robert Patterson

**Subject:** Scitoto Downs Zoning

Mr. Hitt,

Rezoning application # Z12-038 (12335-00000-0427) was presented to the Far South Columbus Area Commission on April 5 2012. The commission recommends the zoning as follows :

Scioto Downs

Rezone from Rural to LTD C4-C5 with 3 C4 variances.

3 Variances

- 1<sup>st</sup> allow overflow lots not to be opened. Limit to 5 events
- 2<sup>nd</sup> allow storage facilities buildings for animals
- 3<sup>rd</sup> Interior tree landscaping to include perimeter of interior trees

LTD C5 zoning

\*Prohibits adult entertainment on the site

8 For

1 Abstention

0 Against

Motion moved.

\*The Far South Area Commission would prefer that use restrictions be added to the CPD Text prohibiting adult entertainment uses, but they understand that the Zoning Staff will not allow this inclusion because they are not otherwise permitted in any commercial districts, including this proposed CPD district. If permission for adult entertainment uses is ever attempted to be attained for this property, a rezoning to the M, Manufacturing District, or at minimum, a Council variance (use variance) would need to be granted, and would be subject to review by the Far South Columbus AC and public hearing.

THE CITY OF  
**COLUMBUS**  
MICHAEL B. COLEMAN, MAYOR

## Rezoning Application

DEPARTMENT OF BUILDING  
AND ZONING SERVICES

757 Carolyn Avenue, Columbus, Ohio 43224  
Phone: 614-645-7433 • www.bzs.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 # 212 - 038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) SEAN MENTEL  
of (COMPLETE ADDRESS) 100 S. 4TH ST., STE 100 Cols. 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. MTR GAMING GROUP, INC P.O. Box 365 CHESTER, WV 26034 JOE BILLHIMER 724-933-8122	2.
3.	4.

SIGNATURE OF AFFIANT [Signature]

Sworn to before me and signed in my presence this 6<sup>th</sup> day of February, in the year 2015

[Signature]

SIGNATURE OF NOTARY PUBLIC

Notary Seal Here

My Commission Expires



Brooke A. March  
Notary Public, State of Ohio  
My Commission Expires 04-15-2019

***This Project Disclosure expires six (6) months from the date of notarization.***

**PLEASE NOTE: Incomplete information will result in the rejection of this submittal.**  
Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
Please make checks payable to the Columbus City Treasurer