



Legislation Text

File #: 1649-2020, **Version:** 1

Council Variance Application CV20-053

APPLICANT: Crew SC Stadium LLC, c/o Philip Dangerfield; 76 Lou Groza Boulevard; Berea, OH 44017.

PROPOSED USE: A video billboard.

DOWNTOWN COMMISSION RECOMMENDATION: Approval.

CITY DEPARTMENTS' RECOMMENDATION: Approval. The property is comprised of two parcels under construction with the Columbus Crew Stadium, zoned DD, Downtown District. The requested Council variance will allow a video screen which will include both on-premises and off-premises advertising to be erected on the stadium as part of a planned plaza. Due to the off-premises nature of the advertising being proposed for the video screen, it meets the definition of a billboard. Billboards are prohibited in the Downtown District and can only be established by an approved Council variance. The *Downtown Design Guidelines* (2013) state that special consideration should be given to video screens proposed in the High Street Corridor and the Arena District. The Guidelines support the development of regional facilities, including professional sports. The proposed video screen is part of the Columbus Crew Stadium, which is unique in being one of only three professional sports stadiums in Columbus. Outdoor video screens of this nature are typical of professional and collegiate sports facilities, and function to help enliven the surrounding public spaces and provide energy. The video screen will measure approximately 24 feet wide and 15 feet tall, and will face a public plaza on the southeast corner of the stadium site. The proposal generally meets the Guidelines' design principles for outdoor electronic displays and video screens. The Downtown Commission has issued a Certificate of Appropriateness for the proposed public plaza and video billboard.

To grant a Variance from the provisions of Section 3359.17(B)(4), Permitted, prohibited and uses permitted only by certificate of appropriateness, of the Columbus City Codes, for the property located at **550 W. NATIONWIDE BLVD. (43215)**, to permit a video billboard within the Downtown District (Council Variance #CV20-053).

WHEREAS, by application #CV20-053, the owner of property at **550 W. NATIONWIDE BLVD. (43215)**, is requesting a Council variance to permit a video billboard within the Downtown District; and

WHEREAS, Section 3359.17(B)(4), Permitted, prohibited and uses permitted only by certificate of appropriateness, prohibits billboards within the Downtown District, while the applicant proposes to construct a video billboard as a feature of a public plaza for the Columbus Crew Stadium; and

WHEREAS, the Downtown Commission recommends approval; and

WHEREAS, the City Departments recommend approval because proposed video billboard for the Columbus Crew Stadium generally meets design principles of the *Downtown Design Guidelines* for outdoor electronic displays and video screens. Outdoor video screens of this nature are typical of professional and collegiate sports facilities, and function to help enliven the surrounding public spaces and provide energy; and

WHEREAS, said ordinance requires separate submission for all applicable permits and a Certificate of Zoning Clearance for the proposed billboard; and

WHEREAS, said variance will not adversely affect the surrounding property or surrounding neighborhood; and

WHEREAS, the granting of said 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 of Columbus; and

WHEREAS, the granting of said variance will alleviate the difficulties encountered by the owner of the property located at **550 W. NATIONWIDE BLVD. (43215)**, in using said property as desired:

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBUS:

SECTION 1. That a variance from the provisions of Section 3359.17(B)(4), Permitted, prohibited and uses permitted only by certificate of appropriateness, of the Columbus City Codes, is hereby granted for the property located at **550 W. NATIONWIDE BLVD. (43215)**, insofar as said section prohibits a video billboard within the Downtown District, said property being more particularly described as follows:

550 W. NATIONWIDE BLVD. (43215), being 11.83± acres located at the northeast corner of West Nationwide Boulevard and Columbus Crew Way, and being more particularly described as follows:

LEGAL DESCRIPTION OF STADIUM LAND (11.825 ACRES)

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, AND IN THE CITY OF COLUMBUS; BEING LOT NUMBERS 1 AND 2 IN CONFLUENCE VILLAGE, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 127, PAGE 62, RECORDERS OFFICE, FRANKLIN COUNTY, OHIO.

PARCEL NOS. 010-300552 & 010-300553

PROPERTY ADDRESS: 550 W. NATIONWIDE BLVD.; COLUMBUS, OH 43215

SECTION 2. That this ordinance is conditioned on and shall remain in effect only for so long as said property is used for a video billboard in conjunction with a stadium and public plaza, or those uses permitted in the DD, Downtown District.

SECTION 3. That this ordinance is further conditioned upon the applicant obtaining all applicable permits and a Certificate of Zoning Clearance for the proposed use.

SECTION 4. That this ordinance shall take effect and be in force from and after the earliest period allowed by law.