

**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.

BACKGROUND:

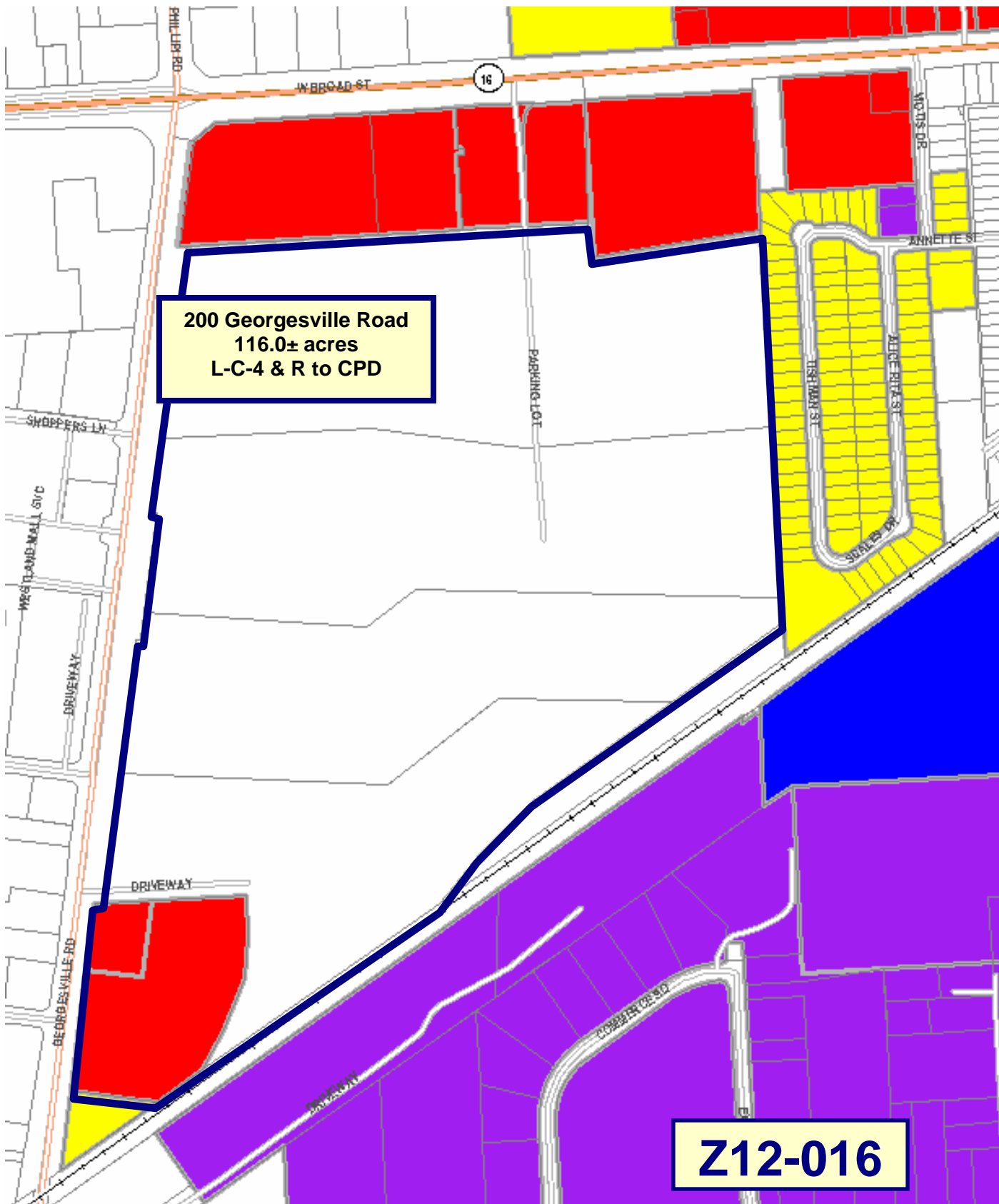
- The site is the site of a former factory that is currently under development with a casino, hotel and an RV park. At this time the structure of the casino has been largely completed, a substantial amount of paved parking has been completed and buffering consisting of a privacy fence and coniferous 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

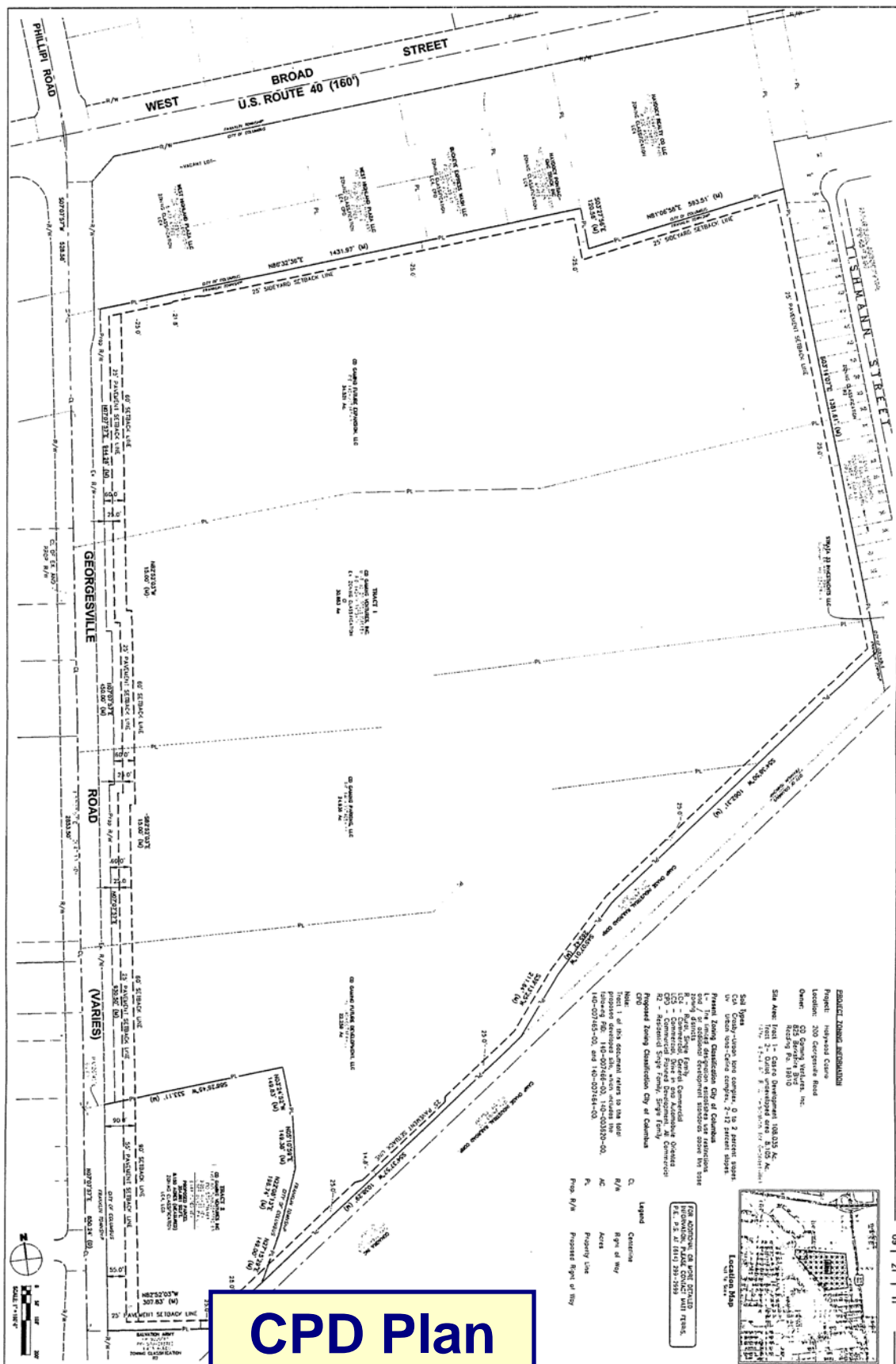
paved the way for this development, the applicants maintain they are not required to comply with any overlay but will do so to this extent.

- 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.





[illegible]

CPD TEXT

PROPOSED DISTRICT: CPD
PROPERTY ADDRESS: 200 Georgesville Road
OWNER: CD Gaming Ventures Inc. et al
APPLICANT: Same as owner
DATE OF TEXT: May 4, 2012
APPLICATION: Z12-_____

1. INTRODUCTION: The subject site is the designated location for Columbus based casino. The site is the former location of the Delphi automotive plant and is located on the east side of Georgesville Road, south of West Broad Street.

A. It is the intent of the owner/developer, CD Gaming Ventures, Inc., to redevelop the former General Motors/Delphi site and create a unified, phased, high quality, multiple-use development, including a casino gaming facility and various related facilities such as a hotel, multipurpose facilities, recreational vehicle resort facility, and structured parking on a 116+ acre site located at 200 Georgesville Road in the southeast quadrant of the intersection of West Broad Street and Georgesville Road in Franklin Township. The property has been annexed from Franklin Township to the City of Columbus.

B. The owner/applicant submitted its phase I development plan to the Franklin County Development Department as construction started prior to annexation to the City of Columbus. The phase I development plan was approved by the Franklin County Development Department; therefore the standards contained in this CPD do not apply to the phase I development plan area. Said CPD development standards will apply to those areas that develop outside the phase I area and with the phase I area if more than 50% of the site is reconstructed (does not apply to internal renovations) The phase I development plan is attached to provide a basis for determining the standards for future development of the property. Those areas within the Phase I are to be considered conforming for the purpose of the Columbus Code and only upon a reconstruction of over 50% of the phase I site does the city development standards apply.

C. For the purposes of this zoning text, the terms, "Casino Gaming" and "Casino Facilities" shall have the same definition and use as set forth in Article 15 Section 6 of the Ohio Constitution.

2. PERMITTED USES: Casino Gaming, Casino Gaming Facilities, recreational vehicle resort facilities and those other uses permitted under Chapters 3356, C-4 Commercial and 3357, C-5, Commercial of the Columbus City Code.

3. DEVELOPMENT STANDARDS: Unless otherwise indicated in this text or on the submitted site plans, the applicable developments standards are contained in Chapter 3356 C-4, Commercial of the Columbus City Code.

A. Density, Height, Lot and/or Setback Requirements

1. A setback plan for the site is submitted as a part of this rezoning text and attached hereto.
2. Maximum height of any hotel structure shall be 375 feet and the height district for any other structures shall be 60' per code section 3309.14 and 3309.142.
3. Interior lot lines setbacks shall be 0'.

B. Access, Loading, Parking and/or Traffic Related Commitments

1. The parking ratio for a casino gaming facility and ancillary uses shall be one parking space for every 300 square feet with the maximum number of parking spaces shall be calculated at one

space for every 30 square feet. Any hotel development will be parked one parking space per room.

C. Buffering, Landscaping, Open Space and/or Screening Commitments

1. Street trees shall be planted one for every 50' along a public road between the right of way and the parking areas. These street trees may be planted along the right of way in a row, grouped together or arranged in landscaping patterns as long as the number meets the one for every 50' of front footage.

D. Building Design and/or Interior-Exterior Treatment Commitments

N/A

E. Dumpsters, Lighting, Outdoor Display Areas, and/or other Environmental Commitments

N/A

F. Graphics and Signage Commitments

1. All signage and graphics for other than the phase I construction, which is defined in the consent order, shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code as it applies to the C-4, Commercial District and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration or the developer may submit a graphics plan to the Columbus Graphics Commission for consideration.

G. Miscellaneous

1. The subject site may be divided into separate tax parcels and the required parking may not be on the same tax parcel as the permitted use. From a zoning clearance standpoint the City shall review the subject site as one parcel even if there are separate tax parcels.

2. The entire 116 ± site shall not be subject to existing or proposed City zoning overlay districts unless over 50% of the existing structures are demolished and new construction is anticipated then the city district zoning overlay shall apply.

3. CPD Criteria

Natural Environment: The subject site is located on the east side of Georgesville Road, south of West Broad Street. The site is the former location of the Delphi automotive plant. The site is a former brownfield.

Existing Land Uses: The subject site is the former location of the Delphi automotive plant. To the north are commercial uses; to the west across Georgesville Road are commercial uses; to the south is a railroad track and industrial uses and to the east are residential uses.

Transportation and Circulation Facilities: The subject site will have access to both West Broad Street and Georgesville Road. An internal Road system will provide access to the various uses on the site.

Visual Form of the Environment: The conceptual design for the gaming facility has been included with the zoning application.

View and Visibility: The development of the site will take into account the safety of the motorist and pedestrian at access points and crosswalks.

Proposed Development: Commercial uses including but not limited to casino gaming facilities and casino related uses.

Behavior Patterns: The proposed development will create new behavior patterns for the area residents and motorists because the proposed use is unique for the Central Ohio area.

Emissions: The development will comply with the City of Columbus's regulations as they relate to levels of light, sound, smells and dust.

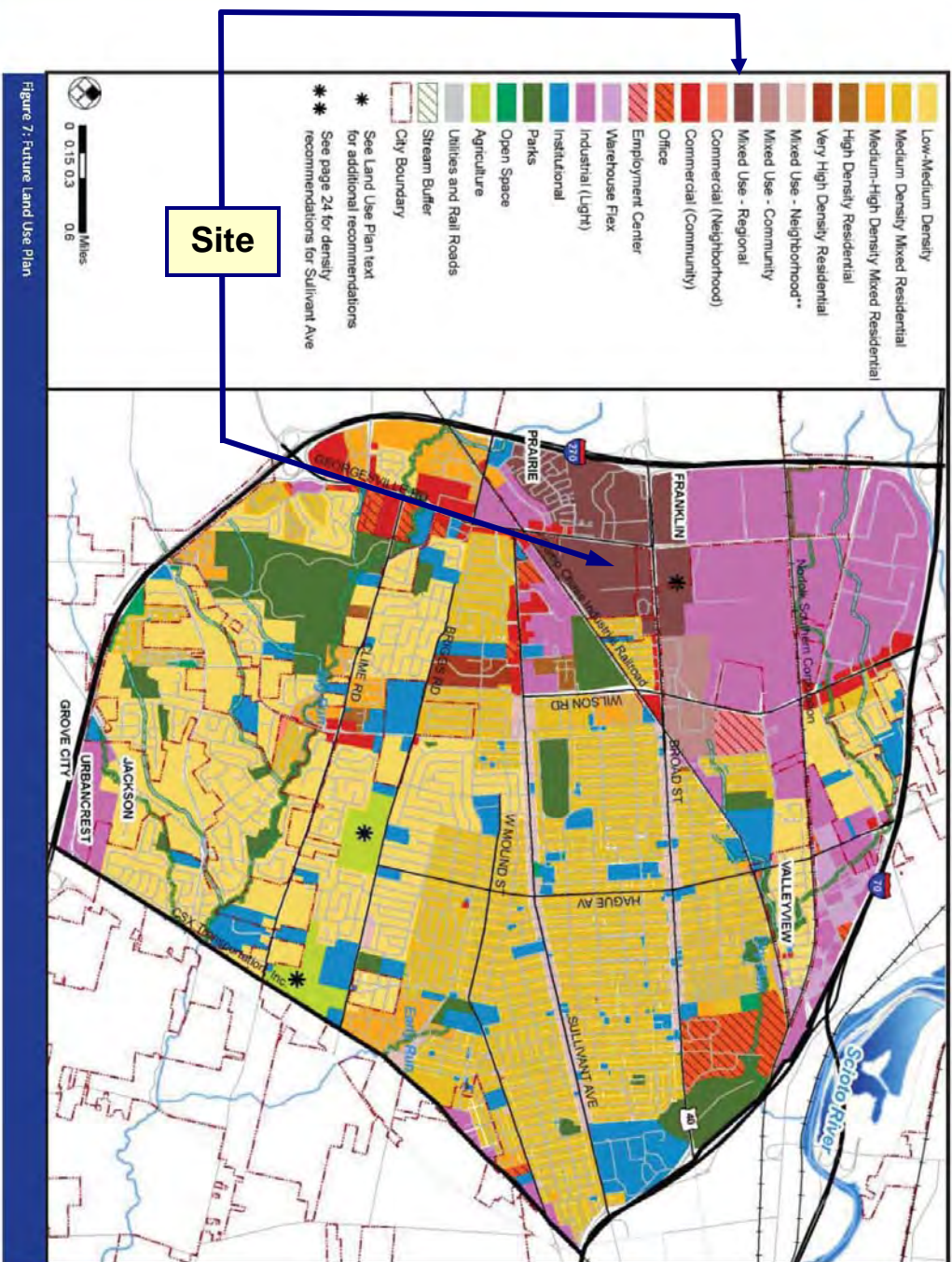
3. Variances

a. Section 3312.03 Administrative Requirements of the Columbus City Code. Parking for a use may not be on the same parcel as the use.

b. Section 3309.14 Maximum height in 60' Foot Height District. Maximum height for a hotel may be up to 375 feet.

4. Site Plan. A setback site plan is submitted for the future development of the property and a conceptual layout is also submitted but is not committed to under this rezoning request. The setback site plan may be slightly adjusted to reflect engineering, topographical or other site data developed at the time of development and engineering plans are completed. Any slight adjustment to the plan shall be reviewed and approved by the Director of the Department of Building and Zoning Services or his/her designee upon submission of the appropriate data regarding the proposed adjustment. The phase 1 plan approved by the Franklin County Development Department is being submitted as a part of the application for reference purposes (and not committed to) so the location of all buildings and ancillary uses can be determined.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or their authorized representatives does hereby agree singularly and collectively for themselves, their heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code.





GRAPHICS COMMISSION APPLICATION

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

757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

FOR USE BY: AREA COMMISSION / COMMUNITY GROUP / HISTORIC ARCHITECTURAL REVIEW STANDARDIZED RECOMMENDATION FORM

Group Name

Greater United 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

Greg Large
SIGNATURE

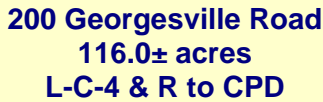
Zoning Chair

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.



Z12-016