

STAFF REPORT

BOARD OF ZONING ADJUSTMENT
CITY OF COLUMBUS, OHIO
DECEMBER 20, 2011

11. **Application No.:** 11311-00493
Location: 1155 WEST MOUND STREET (43223), located on the south side of West Mound Street approximately one-half mile east of South Central Avenue.
Area Comm./Civic: Southwest Area Commission
Existing Zoning: CPD, Commercial Planned Development District
Request: Special Permit to Section:
3389.087 - Outdoor amphitheatres.
To allow a special permit for an outdoor amphitheater.
Proposal: A special permit to allow an outdoor amphitheater.
Applicant(s): King Holding Corporation, c/o John W. Zeiger, Atty.;
41 South High Street, Ste 3500;
Columbus, Ohio 43215
Property Owner(s): Franklin County Board of Commissioners, c/o COCIC
PO Box 6355
Columbus, Ohio 43206

RELEVANT DATA

- The 47 acre site is developed with a former baseball stadium. Surrounding uses include Mt. Calvary Cemetery to the east and Greenlawn Cemetery to the south. To the north is Interstate 70 and to the west is an equipment rental company and a commercial corridor.
- The site was annexed to Columbus in 2007 and it was rezoned from the R, Rural District to the CPD, Commercial Planned Development District in June, 2011. The CPD district permits commercial redevelopment of the site including an automotive technology center.
- The applicant requests the Special Permit to resume use of Cooper Stadium as an outdoor amphitheater with an emphasis on motorsports. The applicants further plan to reduce the seating capacity from the original 16,500 to 8,500.
- 3389.087 - Outdoor amphitheatres. An outdoor amphitheater requires a Special Permit and shall only be located in any zoning district permitting C-4 Commercial District uses. In addition to complying with the underlying zoning standards, an outdoor amphitheater shall provide a minimum 100-foot setback between any stage, speaker, or other audio amplification source, and any parcel line.

- The Division of Planning & Operations has reviewed this case and supports the list of conditions agreed to by the applicant. In the list of commitments, a traffic impact study was completed and approved during the rezoning process that defined the traffic-related commitments required of the developer.
- The Southwest Area Commission has recommended approval of this request.

CITY DEPARTMENTS' RECOMMENDATION: APPROVAL

SUMMARY OF POSITION AND OUTSTANDING ISSUES, IF ANY:

Cooper Stadium has been vacant for nearly three years and the presence of the large, vacant facility has a negative impact on the surrounding community. While substantial debate has occurred regarding this proposal, staff is recommending approval considering the potential to provide employment opportunities, entertainment, and retail services for area residents. The requested Special Permit will allow for spectator events which are limited by event times, requiring sound walls to be constructed, and containing commitments for use restrictions, landscaping, screening, exterior building materials, and lighting controls. Staff is satisfied with the proposed conditions which, if not complied with, can result in revocation of the Special Permit. Further, the existing development text contains additional commitments to help mitigate potential negative impacts of the proposal.

CONDITION(S) RECOMMENDED:

The conditions agreed to and signed by the applicant. Staff requests that the Board stamp and date the conditions as well.

THE DEVELOPMENT PROPOSED IN THIS APPLICATION IS SUBJECT TO COMPLIANCE WITH ALL OTHER CITY CODES.

PROPOSED HEARING TIME: 6:00 p.m. agenda

STAFF REPRESENTATIVE: Jamie Freise, 645-6350
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