

Planner: Shannon Pine, 645-2208, spine@columbus.gov

City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224



OFFICE USE ONLY

Application # 10335-90000-00359
210-021
Fee: 1st acre (\$1,850 or \$3,200): _____
Each additional acre (\$185 or \$315) _____
Total: \$15,500

Date of Submittal: 8/30/10
Planning Area: SW
Received by: S. Pine

REZONING APPLICATION

LOCATION AND ZONING REQUEST

Certified Address (for Zoning Purposes) 1215 W. Mound Street Zip 43223

Is this application being annexed into the City of Columbus? Y or N (circle one)
If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.

Parcel Number for Certified Address 425-286328
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R, Rural Requested Zoning District(s) CPD
Recognized Area Commission or Civic Association Southwest Area Commission
See instructions in "Things to Remember" on front of application packet.

Proposed Use or reason for rezoning request: Commercial Redevelopment (continue on separate page if necessary)
Proposed Height District: H-110 Acreage 47.161+/-
(Columbus City Code Section 3309.14)

APPLICANT

Name King Holding Corporation
Address 107 S. High Street City Columbus Zip 43215
Phone# 463-9730 Fax # _____ Email _____

PROPERTY OWNER(S)

Name Board of Commissioners for Franklin County, c/o COCIC
Address P.O. Box 6355 City Columbus Zip 43206
Phone# 445-7342 Fax # 449-7970 Email _____
 If applicable, check here if listing additional property owners on a separate page (REQUIRED)

ATTORNEY / AGENT (CIRCLE ONE IF APPLICABLE)

Name CRABBE, BROWN & JAMES, LLP, George R. McCue, Esq.
Address 500 S. Front Street, Suite 1200 City Columbus Zip 43215
Phone# 229-4542 Fax # 229-4559 Email GMccue@cbjlawyers.com

SIGNATURES (ALL APPLICABLE SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

Applicant Signature by: George R. McCue
Property Owner Signature John Gilpin COCIC chairperson
Attorney/Agent Signature George R. McCue

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc., may delay the review of this application.
City of Columbus | Department of Development | Building Services Division | 757 Carolyn Avenue, Columbus, Ohio 43224

Cooper Stadium Redevelopment
1215 W. Mound Street
Rezoning from R, Rural to CPD, Commercial Planned Development

Owner: Board of Commissioners for Franklin County, Ohio
c/o Central Ohio Community Improvement Corporation

Applicant: King Holding Corporation
c/o Crabbe, Brown & James, LLP

Rezoning Application - Owner's Signature

The following signature block is provided to supplement the Rezoning Application cover page, so as to include all pertinent information regarding the party authorized to sign on behalf of the Board of Commissioners for Franklin County.

Board of Commissioners for Franklin County, Ohio
c/o Central Ohio Community Improvement Corporation, Authorized Agent



By: Reverend John Edgar
COCIC Board Chairperson

Date: 8/27/2010

Mailing Address & Contact Info for Authorized Agent:

Reverend John Edgar, Board Chairperson
Central Ohio Community Improvement Corporation
P.O. Box 6355
Columbus, Ohio 43206
Ph: (614) 445-7342
Fax: (614) 449-7970

Cooper Stadium Redevelopment
1215 W. Mound Street
Rezoning from R, Rural to CPD, Commercial Planned Development

Rezoning Application - All Parcels Included in Request

PID: 425-286328 1215 W. Mound
PID: 425-286329 1155 W. Mound
PID: 425-286326 0000 Mt. Calvary
PID: 425-286327 0000 Mt Calvary



AFFIDAVIT

(See instruction sheet)

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 210-021

Being first duly cautioned and sworn (1) NAME Rita Martin, Paralegal
of (1) MAILING ADDRESS 500 S. Front St., Suite 1200, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1215 W. Mound Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Development, Building Services Division on (3) 8/30/10

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNER'S NAME
AND MAILING ADDRESS
 Check here if listing additional property
owners on a separate page.

(4) Board of Commissioners for Franklin County
c/o Central Ohio Community Improvement Corp.
P.O. Box 6355
Columbus, Ohio 43206

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

King Holding Corp., c/o George R. McCue, Esq.
(614) 229-4542

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Southwest Area Commission
Ralph Horn, Zoning Chair
P.O. Box 1364
Grove City, Ohio 43123

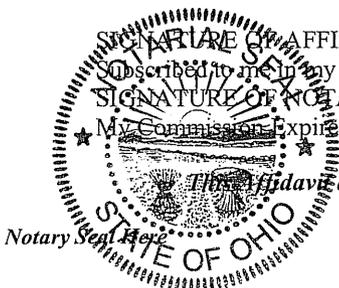
and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property: (7)

SIGNATURE OF AFFIANT
Subscribed to me in my presence and before me this
SIGNATURE OF NOTARY PUBLIC
My Commission Expires:

8) Rita Martin
26th day of August, in the year 2010
Carol A. Stewart

This Affidavit expires six months after date of notarization.

CAROL A. STEWART
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 08/28/2014



WEST EDGE MARKET PLACE LLC
1082 W MOUND ST
COLUMBUS OH 43223

DIANE EMICH TR ET AL
740 CANONBY PLACE
COLUMBUS OH 43223

RASHID INC.
1102 W. MOUND STREET
COLUMBUS OH 43223

JOHN VLAHOS
10085 WELLINGTON BLVD
POWELL OH 43065

RJ TIRE SERVICE
C/O JESSE WELLS
1056 W. MOUND STREET
COLUMBUS, OHIO 43223

LARRY L. TAYLOR TR
9171 TAYLOR ROAD
ORIENT OH 43146

CMHA
880 E. 11TH AVENUE
COLUMBUS OH 43211

HETZLER FAMILY LP
2548 S. KATHWOOD CIRCLE
CINCINNATI OH 45236

EMMA INVESTMENTS LLC
C/O CORELOGIC
ATTN: KAREN LYONS
2500 WESTFIELD DR., STE. 102
ELGIN IL 60124

ALLWASTE TANK CLEANING
1291 W. MOUND STREET
COLUMBUS OH 43223

COLUMBUS PAPER BOX
COMPANY INC.
P.O. BOX 23056
COLUMBUS OH 43223

CITY OF COLUMBUS LAND BANK
109 N. FRONT STREET
COLUMBUS OH 43215

TTG PROPERTIES LLC
C/O SUNBELT RENTALS
1325 W. MOUND STREET
COLUMBUS OH 29715

SINCLAIR MEDIA 2 INC.
POST OFFICE BOX 1475
COCKEYSVILLE, MD 21030

MOST REVERAND FREDERICK
CAMPBELL
198 E. BROAD STREET
COLUMBUS, OHIO 43215

TEMPLE ISRAEL
5419 E. BROAD STREET
COLUMBUS OH 43213

GREEN LAWN CEMETERY ASSOC.
1000 GREENLAWN AVE
COLUMBUS, OHIO 43223

FRANKLIN COUNTY
COMMISSIONERS
C/O FRANK A. RAY
175 S. THIRD STREET, STE. 350
COLUMBUS OH 43215

OWNER**APPLICANT****AREA COMMISSION**

FRANKLIN COUNTY COMM'S
C/O COCIC
P.O. BOX 6355
COLUMBUS OH 43206

KING HOLDING CORPORATION
107 S. HIGH STREET, 3RD FLOOR
COLUMBUS OH 43215

SOUTHWEST AREA COMMISSION
STEFANIE COE
P.O. BOX 1364
GROVE CITY OH 43123

GEORGE R. MCCUE, ESQ.
CRABBE, BROWN & JAMES, LLP
500 S. FRONT ST., SUITE 1200
COLUMBUS OH 43215



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.

STATE OF OHIO
COUNTY OF FRANKLIN

APPLICATION # 20-021

Being first duly cautioned and sworn (NAME) George R. McCue, Esq.
of (COMPLETE ADDRESS) 500 S. Front St., Suite 1200, Columbus, 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

<p>1. Board of Commissioners for Franklin County c/o Central Ohio Community Improvement Corp. P.O. Box 6355, Columbus, Ohio 43206</p>	
<p>3. King Holding Corporation 107 S. High Street Columbus, Ohio 43215 Columbus-Based Employees: Contact: William Schottenstein (614) 463-9730</p>	<p>4.</p>

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

George R. McCue

I have read to me in my presence and before me this 27th day of August, in the year 2010

SIGNATURE OF NOTARY PUBLIC

Carol A. Stewart

My Commission Expires:

CAROL A. STEWART

The Project Disclosure Statement expires six months after date of notarization.

NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES 06/28/2014



210-021



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: m

DATE: 8/11/10



Disclaimer

Scale = 562'



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

COMMERCIAL PLANNED DEVELOPMENT TEXT
1215 West Mound Street (43223)
47.161+/- Acres

CURRENT ZONING: R, RURAL
PROPOSED DISTRICT: CPD, COMMERCIAL PLANNED DEVELOPMENT
PROPERTY ADDRESS: 1215 West Mound Street, Columbus, Ohio 43223

OWNER: Board of Commissioners for Franklin County, c/o Central Ohio Community Improvement Corporation, P.O. Box 6355, Columbus, Ohio 43206.

APPLICANT: King Holding Corporation, 107 S. High Street, Columbus, Ohio 43215, c/o CRABBE, BROWN & JAMES, LLP, George R. McCue, Esq., and Michael T. Shannon, Esq., 500 S. Front St., Ste. 1200, Columbus, Ohio 43215, gmccue@cbjlawyers.com; mshannon@cbjlawyers.com

DATE OF TEXT: August 30, 2010

APPLICATION NUMBER: Z10- 021

1. INTRODUCTION:

The subject property ("Site") is the former Cooper Stadium baseball venue located along West Mound Street at Glenwood Avenue, south of I-70 and east of Harrisburg Pike. The Site was annexed from Franklin Township to the City of Columbus and as a result is zoned R, Rural. It is currently developed with a baseball field, grandstands, and related structures and parking areas. The Site lies within the boundaries of the Southwest Area Commission.

Applicant is proposing redevelopment of the Site as a multi-purpose complex with, among other uses, an automotive research and technology center that may include, but will not be limited to, general offices, research labs, training and classroom facilities, automotive garages, automobile showrooms and sales, exhibition spaces and related uses. In addition the Site may include outparcels (the "Outparcels"), as shown on the site plan submitted herewith (the "CPD Site Plan"), and a paved track with grandstand seating (the "Track Facility"). The Outparcels are anticipated for such uses as a hotel, conference center, restaurants and/or neighborhood-scale retail, offices, automotive uses, etc. The Track Facility is anticipated to serve a dual purpose, as both a training and testing tool for the automotive research and technology center, as well as a venue for sports (motorized and non-motorized), entertainment, exhibitions, festivals and other events.

A portion of the existing grandstands will remain as situated, to be modified for use with the Track Facility. The grandstand seating will be reduced significantly for this less intense use, from approximately 16,500 to approximately 8,500 seats.

This text and the related CPD site plan are being submitted to address the above-referenced proposed uses not currently permitted in the R, Rural district and to identify various commitments to development standards and/or variances therefrom.

2. PERMITTED USES:

Permitted uses shall include those uses as permitted in §3357.01 (C-5 District) and §3356.03 (C-4 District), except as specifically prohibited in Section 2(A), below.

(A). Prohibited Uses: Animal Shelter; Blood and organ bank; Building material and supplies dealer; Carry-Out; Check cashing and loans; Community food pantry; Crematory; Discount department store; Funeral home and service; Halfway house; Home center; Hospital; Missions/temporary shelter; Pawn broker; Warehouse clubs and super center .

3. DEVELOPMENT STANDARDS:

Except as specified herein and on the submitted CPD site plan, the applicable development standards shall be as specified in C.C.C. Chapter 3356 (C-4 Commercial District).

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

1. Building Setback: The Building setbacks from West Mound Street and Mt. Calvary Avenue shall be twenty-five (25) feet.
2. Parking Setback: The parking setbacks from West Mound Street and Mt. Calvary Avenue shall be ten (10) feet.
3. The applicable height district shall be H-110, to accommodate the grandstand structure and control tower, and to allow for development of a multi-story automotive research and technology center, office buildings, hotel and/or conference center as described in Section 1 above. All buildings may be developed with a parking garage, which may have parking mixed with other uses on each floor or stand alone, to maximize onsite parking.

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

1. Any and all traffic-related commitments shall be designated and located to the specifications of the City of Columbus Planning and Operations Division.
2. Curb cuts and access to and from the Site shall be as depicted on the submitted CPD site plan.
3. There shall be a minimum 1,100 parking spaces on Site Parcels 1, 2 and 3, collectively, to serve as shared parking for the Track Facility and up to 150,000 sq. ft. of interior space as may be constructed on Site Parcel 1. Any square footage of interior space constructed on Site Parcel 1 in excess of 150,000 sq. ft. shall require additional parking on Site Parcels 1, 2 and/or 3 in accordance with C.C.C. §3312.49. As noted in Section I (Variances Requested), each Outparcel shall be granted a parking variance of up to fifty percent (50%) for the parking required for that use within that parcel's boundaries, in consideration of the amount of parking to be provided on the main site (Site Parcels 1, 2 and 3). A minimum fifty percent (50%) of the required parking for each Outparcel use shall be provided on that Outparcel. All or portions of Site Parcel 3 will be used for overflow parking unless or until used for special events or future development.

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

1. All parking areas adjacent to the public right-of-way shall have headlight screening parallel to the frontage, with a minimum height of 36 inches measured from the elevation of the nearest section of the adjacent parking area. Headlight screening may be in the form of an evergreen hedge, earth mounding or walls. The height of headlight screening may be reduced as needed adjacent to curb cuts to provide adequate vision clearance.
2. Significant tree lines exist along portions of the south and east site boundaries. Said tree lines shall be maintained to provide a natural buffer of the Site in those locations, where not in conflict with the additional required screening, fencing, and sound walls.
3. Parking lot shade trees and landscaping shall be provided, per §3312.2 on all Outparcels, at the time they are developed. Applicant requests a variance to this requirement for any parking to be provided on Site Parcels 2 and 3, which areas may serve dual purposes from time to time. The parking lot on Site Parcel 1 will be developed with curbed landscape islands and shade trees.
4. All trees and landscaping shall be well maintained. Weather permitting, dead items shall be replaced within six (6) months.

5. The minimum size of trees at the time of planting shall be as follows: Deciduous - 2 inches; Ornamental - 1 ½ inches; Evergreen - 5-6 feet. The minimum size of shrubs shall be two (2) gallons. Caliper shall be measured 6 inches above grade.

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

1. Any mechanical equipment or utility hardware on the roof of a building shall be screened from view from ground level.
2. Building materials may be brick, synthetic brick, concrete, stone, synthetic stone, EIFS, metal, glass, wood, or a combination thereof.
3. Sound walls shall be provided around the perimeter of the Track Facility, as well as along a portion of the southern property line of the Site, as depicted on the CPD site plan. The sound wall for the Track Facility shall be a minimum 35 feet in height, as measured from the average grade around the outside perimeter of the Track Facility. The secondary sound wall along the southern property line shall have a variable height between 25-30 feet, as shown on the CPD site plan. Final design, engineering and construction materials for these sound walls will be in accordance with the recommendations of applicant's acoustical expert.

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

1. Any existing site lighting may be utilized in its existing location, or may be relocated within the Site to serve reoriented lighting needs. Any new lighting required to supplement the existing lighting will match or blend with the existing lighting as nearly as possible. Newly installed lighting shall not exceed the height of existing light fixtures.
2. Accent lighting (up lighting) may be used for landscaping in the front of structures and ground signs, provided the fixtures are screened with landscaping to prevent glare.
3. Any new building-mounted area lighting within Site Parcel 3 shall utilize fully shielded cutoff style fixtures and be designed in such a way to prevent any off-site light spillage on the adjacent multifamily project.
4. Any new or relocated utility lines shall be installed underground unless the applicable utility company directs or requires otherwise.
5. Dumpsters shall be screened from view on all four (4) sides to a minimum height of six (6) feet.

F. Miscellaneous Commitments.

1. The subject Site shall be developed in accordance with the submitted CPD site plan. The CPD site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time the development and engineering plans are completed. Any adjustment to the CPD site plan shall be reviewed and may be approved by the director of the Department of Building and Zoning Services, or his or her designee, upon submission of the appropriate data regarding the proposed adjustment.
2. Bike racks shall be installed onsite for employees and/or visitors, pursuant to §3312.49.
3. No motorsport competition shall be held on the Site unless sound walls have been constructed, as described in Section 3(D)(3) above, and a base building structure containing not less than 20,000 sq. ft. of interior space has been constructed on Site Parcel 1. Base building structure includes foundation, exterior walls and roof, and does not require any interior finishes or tenant improvements. Covered garage/parking space shall constitute interior space.

G. CPD Requirements.

1. Natural Environment.

The Site is developed with a baseball stadium and parking lot, no longer in use.

2. Existing Land Use.

The Site is currently unoccupied, but is developed for and was previously used as Cooper Stadium, home of the Columbus Clippers.

3. Transportation and Circulation.

The Site will be accessed from West Mound Street and Mt. Calvary Avenue, as shown on the submitted CPD site plan. The existing parking lot circulation and access points will provide contiguity among uses.

4. Visual Form of the Environment.

The existing uses/zoning of the surrounding properties are as follows:

West: Sunbelt Rentals, et al., zoned LI, Limited Industrial, and AllWaste Tank Cleaning, zoned R, Rural

North: Commercial development zoned C-4 (tire service, gas station, etc.), with I-70 to the north

East: Cemetery, zoned R, Rural

South: Cemetery, zoned R, Rural and CMHA multi-family housing zoned AR-3

5. View and Visibility.

Significant consideration has been given to visibility and safety issues.

6. Proposed Development.

Applicant is proposing redevelopment of the Site as a multi-purpose complex with, among other uses, an automotive research and technology center that may include, but will not be limited to, general offices, research labs, training and classroom facilities, automotive garages, automobile showrooms and sales, exhibition spaces and related uses. In addition the Site may include Outparcels, as shown on the submitted CPD site plan, and a paved track with grandstand seating. The Outparcels are anticipated for such uses as a hotel, conference center, restaurants and/or neighborhood-scale retail, offices, automotive uses, etc. The Track Facility is anticipated to serve a dual purpose, as both a training and testing tool for the automotive research and technology center, as well as a venue for sports (motorized and non-motorized), entertainment, exhibitions, festivals and other events.

7. Behavior Patterns.

This area has existing traffic flows, including West Mound Street as the major thoroughfare, with direct access to I-70.

8. Emissions.

The proposed use, with the sound walls described in Section 3(D)(3) above, will create no increase of emissions.

I. Variances Requested.

1. The Applicant requests a variance from C.C.C. §3312.49 (Minimum Number of Spaces Required), for a reduction in the total number of required parking spaces. Parking shall be located, generally, in the areas designated on the CPD site plan, but is subject to adjustment at the time of final engineering, based on building sizes and locations on the site. Outparcel parking shall be provided in accordance with this request and the final layouts for same shall be determined at the time of permitting for each use.

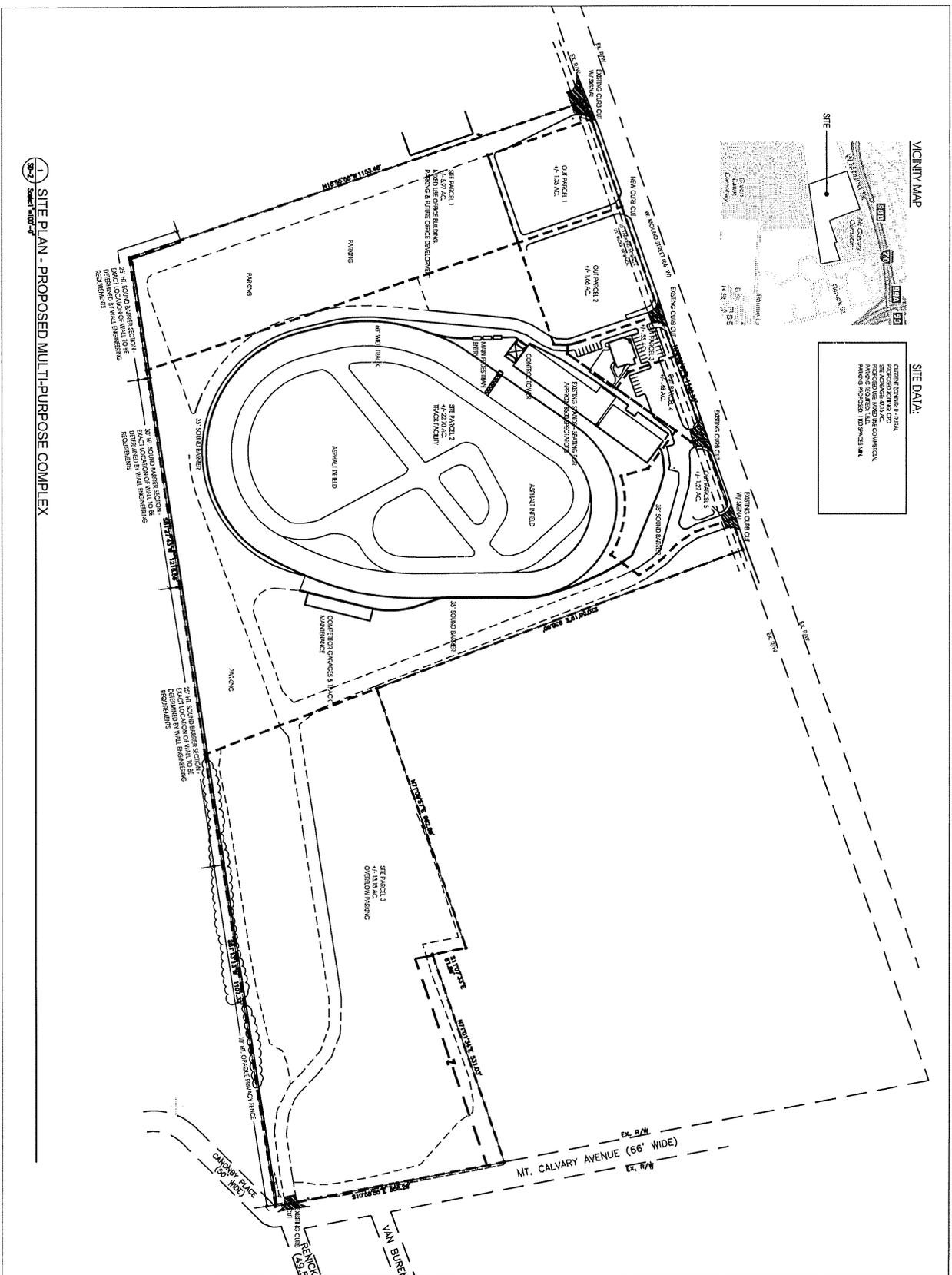
Each Outparcel shall be granted a parking variance of up to fifty percent (50%) for the parking required for that use within that parcel's boundaries, in consideration of the amount of parking to be provided on the main site (Site Parcels 1, 2 and 3). A minimum fifty percent (50%) of the required parking for each Outparcel use shall be provided on that Outparcel. All or portions of Site Parcel 3 will be used for overflow parking unless or until used for special events or future development.

Further, parking garage structures may be constructed on any Site Parcel or Outparcel. However, the size, number of stories, and other such details are unknown at this time and, therefore, the requested parking variance will ensure an available minimum number of spaces until such time as the site is fully developed.

2. The Applicant requests a variance from §3312.21, to allow Site Parcels 2 and 3 to be developed without shade trees and landscape islands. All Outparcels, as well as the parking area in Site Parcel 1, will provide curbed and landscaped islands.

The undersigned, being the owner of the subject property, together with the Applicant in the subject Application, or their authorized representatives, do 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 Codes.

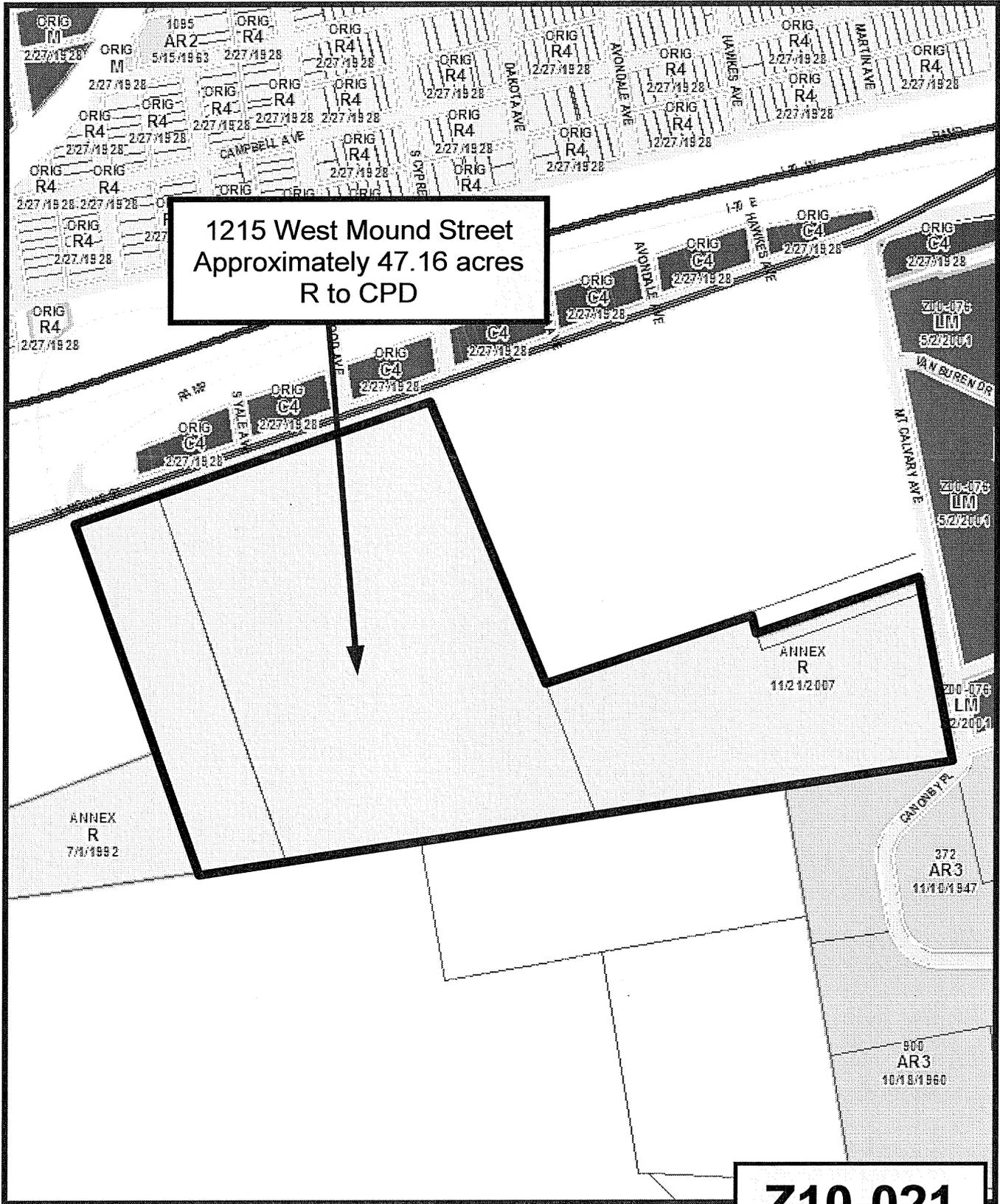
Signature: George R. McEwen Date: 8/30/10



1 SITE PLAN - PROPOSED MULTI-PURPOSE COMPLEX

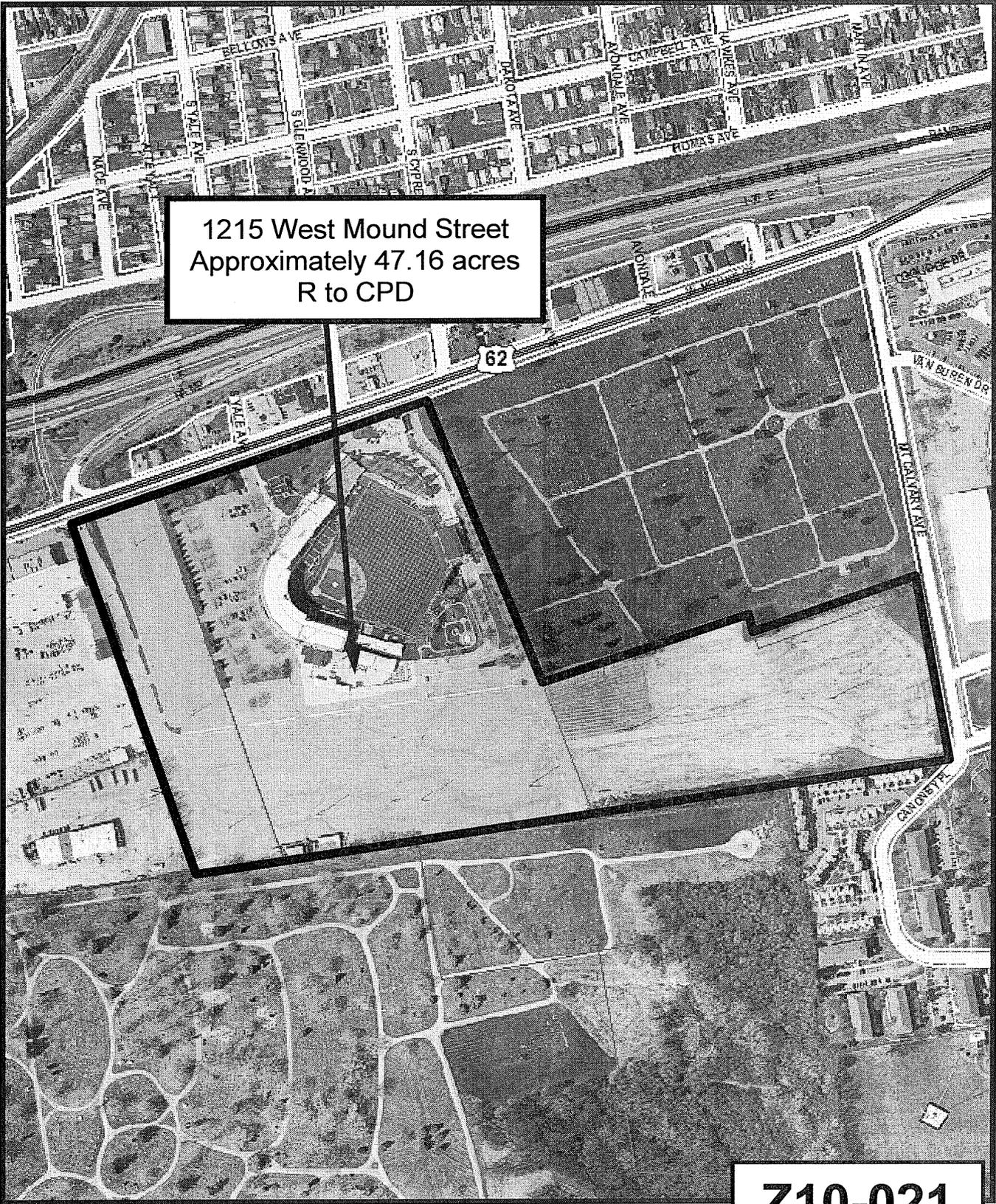
Z10-021

 <p>JUNG HO URBAN DESIGN LLC 2700 The Center Columbus, OH 43215 614.421.1111</p>		 <p>LION CONSTRUCTION SERVICES LLC 211 East Broad Street Columbus, OH 43215 614.421.1111</p>		<p>Client: JUNG HO HOLDING CORP. 107 S. HIGH ST. COLUMBUS, OHIO 43215</p> <p>Project: GOOPER STADIUM FIELD DEVELOPMENT 1215 W. MOUND ST. COLUMBUS, OHIO 43223</p>	
<p>SD-2</p>					



1215 West Mound Street
Approximately 47.16 acres
R to CPD

Z10-021



1215 West Mound Street
Approximately 47.16 acres
R to CPD

Z10-021