



Mayor Michael B. Coleman

# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 212-038  
Date Received: 7/26/12  
Application Accepted By: DH Fee: \$15,500  
Comments: 12335-00000-00427 Case Planner: Dana Hitt 845-2345  
dahitt@columbus.gov

### LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 6000 S. High Street Zip 43207  
Is this application being annexed into the City of Columbus  Yes  No (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 150-001321, 150-000672, 150-001247  
 Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) R Requested Zoning District(s) CPD  
Recognized Area Commission Area Commission or Civic Association Far South Area Commission  
Proposed Use or reason for rezoning request: Casino and Horse Racing Track

Proposed Height District: H-110 (continue on separate page if necessary)  
Acreage 208  
[Columbus City Code Section 3309.14]

### APPLICANT:

Name Scioto Downs, Inc  
Address 6000 S. High Street City/State Columbus, Ohio Zip 43207  
Phone # 614-491-2515 Fax # \_\_\_\_\_ Email jbillhimer@mtrgaming.com

### PROPERTY OWNER(S):

Name Same as Applicant  
Address \_\_\_\_\_ City/State \_\_\_\_\_ Zip \_\_\_\_\_  
Phone # \_\_\_\_\_ Fax # \_\_\_\_\_ Email \_\_\_\_\_  
 Check here if listing additional property owners on a separate page

### ATTORNEY / AGENT (CHECK ONE IF APPLICABLE) Attorney Agent

Name Sean Mentel  
Address 88 E. Broad Street, Suite 2000 City/State Columbus, Ohio Zip 43207  
Phone # 614-227-6040 Fax # 614-227-6041 Email: sean@mentellegalgroup.com

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

APPLICANT SIGNATURE \_\_\_\_\_  
PROPERTY OWNER SIGNATURE \_\_\_\_\_  
ATTORNEY / AGENT SIGNATURE \_\_\_\_\_

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.

**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 all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 150001321, 150001247

Zoning Number: 6000

Street Name: S HIGH ST

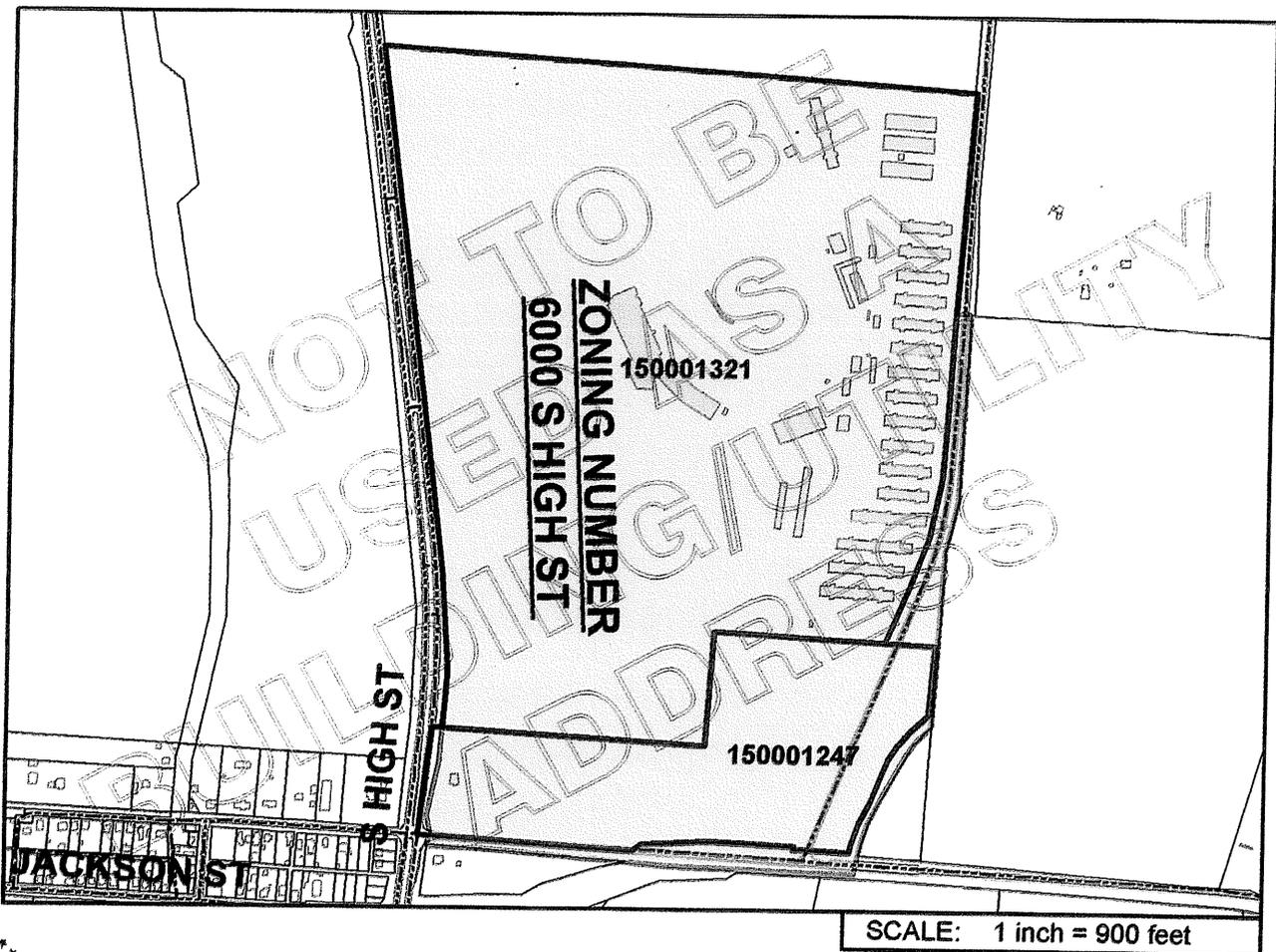
Lot Number: N/A

Subdivision: N/A

Requested By: MENTEL & ASSOCIATE, LLC (SEAN MENTEL)

Issued By: *Patricia Austin*

Date: 3/5/2012



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS

SCALE: 1 inch = 900 feet

GIS FILE NUMBER: 6165



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION # 212-038

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Sean Mentel  
of (1) MAILING ADDRESS 88 East Broad Street, Columbus, Ohio 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 6000 S. High Street  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 7/26/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

Check here if listing additional property owners on a separate page.

(4) Scioto Downs, Inc.  
6000 S. High Street Columbus, Ohio 43207

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

Scioto Downs, Inc.  
614-491-2515

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

(5) Far South Area Commission  
Robin Watson  
4080 S. High Street Columbus, Ohio 43207

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

(8) [Signature]  
Subscribed to me in my presence and before me this 7 day of June, in the year 2012

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]  
My Commission Expires: no exp.

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



WILLIAM W. PATMON III  
ATTORNEY AT LAW  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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**Applicant**

Scioto Downs, Inc.  
6000 South High Street  
Columbus, Ohio 43207

**Neighborhood Group**

Far South Area Commission  
c/o Robin Watson  
4080 South High Street  
Columbus, Ohio 43207

**Property Owner**

Scioto Downs, Inc.  
6000 South High Street  
Columbus, Ohio 43207

**Attorney**

Sean Mentel  
88 East Broad Street  
Suite 2000  
Columbus, Ohio 43215

**Surrounding Property Owners**

Columbus Limestone, Inc.  
433 London Groveport Rd.  
Columbus, Ohio 43207

PFK Company I, LLC  
Tamarack Enterprises I, LP  
4755 South High Street  
Columbus, Ohio 43207

PFK Company II, LLC  
Tamarack Enterprises II  
5076 South High Street  
Columbus, Ohio 43207

City of Columbus  
5980 South Parsons Ave.  
Columbus, Ohio 43207

Franklin County Commission  
373 South High St., Fl 26  
Columbus, Ohio 43207

Herrmann Edward J. Bishop  
Catholic Cemeteries of Columbus  
6260 London Groveport Rd  
Columbus, Ohio 43207

Elsa, Inc.  
P.O. Box 580  
Circleville, Ohio 43113



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.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

**Sean Mentel**

Being first duly cautioned and sworn (NAME) \_\_\_\_\_  
of (COMPLETE ADDRESS) 88 E. Broad Street, Suite 2000 Columbus, Ohio 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, 304-387-8000	2.
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 7 day of JUNE, in the year 2012

SIGNATURE OF NOTARY PUBLIC

My Commission Expires:

NO EXP.

*This Project Disclosure Statement expires six months after date of notarization.*

Notary Seal Here



**WILLIAM W. PATMON III**  
**ATTORNEY AT LAW**  
Notary Public, State of Ohio  
My Commission Has No Expiration  
Section 147.03 R.C.

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SITUATED IN THE CITY OF COLUMBUS, COUNTY OF FRANKLIN, STATE OF OHIO, DESCRIBED AS FOLLOWS:

TRACT I:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF HAMILTON, BEING A PART OF SECTION 33, TOWNSHIP 4, RANGE 22, CONGRESS LANDS ALSO BEING ALL OF THE 140.00 ACRE AND 33.888 ACRE TRACTS CONVEYED TO SCIOTO DOWNS, INC. AS SHOWN OF RECORD IN DEED BOOK 2182, PAGE 218 AND DEED BOOK 2994, PAGE 494, RESPECTFULLY, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1" DIAMETER IRON PIPE FOUND WITH A YELLOW PLASTIC CAP INSCRIBED "BIRD & BULL, INC." AT THE NORTHWEST CORNER OF SAID 140.00 ACRE TRACT, ALSO BEING ON THE CENTERLINE OF S. HIGH STREET (U.S. ROUTE 23) AT STATION NO. 463 + 92.64 OF THE CENTERLINE SURVEY PIC-23-17.66 AND FRA-23-(0.00-5.37) ALSO BEING THE SOUTHWEST CORNER OF A 503.819 ACRE TRACT CONVEYED TO TAMARACK ENTERPRISES II, L.P. (INSTRUMENT NO. 200108080182912);

THENCE, ALONG THE NORTH LINE OF SAID 140.00 ACRE TRACT, THE SOUTH LINE OF SAID 503.819 ACRE TRACT, SOUTH 87 DEGREES 01 MINUTE 06 SECONDS EAST, 2,839.54 FEET (PASSING A 1" DIAMETER IRON PIPE FOUND AT 55.05 FEET AND A 1" DIAMETER IRON PIPE FOUND WITH A YELLOW PLASTIC CAP INSCRIBED "BIRD & BULL, INC." AT 2,809.54 FEET) TO A 5/8" DIAMETER SOLID IRON PIN FOUND AT THE NORTHEAST CORNER OF SAID 140.00 ACRE TRACT, THE SOUTHEAST CORNER OF SAID 503.819 ACRE TRACT AND ON THE ORIGINAL CENTERLINE OF PARSONS AVENUE, THE EAST LINE OF SAID SECTION 33;

THENCE, ALONG THE EAST LINE OF SAID 140.00 ACRE TRACT AND ALONG PART OF AN EAST LINE OF SAID 33.888 ACRE TRACT AND ALONG THE ORIGINAL CENTERLINE OF SAID PARSONS AVENUE, AND ALONG PART OF THE EAST LINE OF SAID SECTION 33 THE FOLLOWING TWO (2) COURSES:

1) SOUTH 02 DEGREES 55 MINUTES 53 SECONDS WEST, 1,055.31 FEET (PASSING A FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 1129 ON LINE AT 623.00 FEET) TO A SET MAG NAIL AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 33, SAID NAIL BEING REFERENCED BY A FRANKLIN COUNTY GEODETIC SURVEY MONUMENT 1128 BEARING SOUTH 86 DEGREES 42 MINUTES 27 SECONDS EAST, 10.00 FEET;

2) SOUTH 02 DEGREES 26 MINUTES 37 SECONDS WEST, 1,587.99 FEET TO AN IRON PIPE SET AT A SOUTHEAST CORNER OF SAID 33.888 ACRE TRACT, A NORTHEAST CORNER OF A 6.314 ACRE TRACT CONVEYED TO MARA ENTERPRISES, INC. (OFFICIAL RECORD VOLUME 21451 H- 16, PARCEL NO. 2);

THENCE, ALONG PART OF A SOUTH LINE OF SAID 33.888 ACRE TRACT, THE NORTH LINE OF SAID 6.314 ACRE TRACT AND A NORTH LINE OF A 30.162 ACRE TRACT CONVEYED TO MARA ENTERPRISES, INC. (OFFICIAL RECORD VOLUME 21451 H-16, PARCEL NO. 1), NORTH 87 DEGREES 42 MINUTES 26 SECONDS WEST, 1,031.31 FEET (PASSING A 1" DIAMETER IRON PIPE FOUND WITH A YELLOW PLASTIC CAP INSCRIBED "BIRD & BULL, INC." AT 235.59 FEET) TO A 1" DIAMETER IRON PIPE FOUND WITH A YELLOW PLASTIC CAP INSCRIBED "BIRD & BULL, INC." AT A NORTHWEST CORNER OF SAID 30.162 ACRE TRACT;

THENCE, ALONG PART OF THE SOUTH LINE OF SAID 33.888 ACRE TRACT, ALONG A WEST LINE OF SAID 30.162 ACRE TRACT, SOUTH 02 DEGREES 49 MINUTES 39 SECONDS WEST, 547.53 FEET TO A 1" DIAMETER IRON PIPE FOUND AT A SOUTHEAST CORNER OF SAID 33.888 ACRE TRACT, A NORTHWEST CORNER OF SAID 30.162 ACRE TRACT;

THENCE, ALONG PART OF THE SOUTH LINE OF SAID 33.888 ACRE TRACT, ALONG A NORTH LINE OF SAID 30.162 ACRE TRACT, NORTH 87 DEGREES 34 MINUTES 25 SECONDS WEST, 1,293.60 FEET (PASSING AN IRON PIPE SET AT 1,237.28 FEET) TO A 1" DIAMETER IRON PIPE FOUND WITH A YELLOW PLASTIC CAP INSCRIBED "BIRD & BULL, INC." AT THE SOUTHWEST CORNER OF SAID 33.888 ACRE TRACT, THE NORTHWEST CORNER OF SAID 30.162 ACRE TRACT ALSO BEING ON THE CENTERLINE OF SAID S. HIGH STREET;

THENCE, ALONG THE WEST LINE OF SAID 33.888 ACRE TRACT AND PART OF THE WEST LINE OF SAID 140.00 ACRE TRACT, ALONG THE CENTERLINE OF SAID S. HIGH STREET, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 4,750.65 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 02 DEGREES 13 MINUTES 54 SECONDS WEST, 996.19 FEET TO AN IRON PIPE SET AT A POINT OF TANGENCY AT STATION NO. 441+25.61;

THENCE, ALONG PART OF THE WEST LINE OF SAID 140.00 ACRE TRACT, ALONG THE CENTERLINE OF SAID S. HIGH STREET, NORTH 08 DEGREES 15 MINUTES 00 SECONDS WEST, 2,267.03 FEET TO THE PLACE OF BEGINNING CONTAINING 173.806 ACRES (139.986 ACRES IN PARCEL NO: 150- 00 1321 AND 33.820 ACRES IN PARCEL NO. 150-000672) SUBJECT HOWEVER TO ALL LEGAL HIGHWAYS, LEASES AND EASEMENTS OF RECORD AND OF RECORDS IN THE RESPECTIVE UTILITY OFFICES.

BASIS OF BEARINGS IS FROM O.D.O.T. R/W PLANS FOR SOUTH HIGH STREET - PIC-23-17.66 AND FRA-23-(0.00- 5.37) HELD AS NORTH 08 DEGREES 15 MINUTES 00 SECONDS WEST BETWEEN THE PREVIOUSLY MENTIONED STATIONS. IRON PIPES SET ARE 30" X 1" O.D. WITH AN ORANGE PLASTIC CAP INSCRIBED "P.S. #6579". THE FOREGOING DESCRIPTION WAS PREPARED FROM AN ACTUAL FIELD SURVEY BY MYERS SURVEYING COMPANY, INC. IN JANUARY 2003.

TRACT II:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF HAMILTON, BEING PART OF SECTION 33, TOWNSHIP 4, RANGE 22, CONGRESS LANDS, BEING ALL OF THOSE THREE PARCELS AS DESCRIBED IN A DEED TO MARA ENTERPRISES, INC., OF RECORD IN OFFICIAL RECORD 21451, PAGE H16, ALL REFERENCES HEREIN BEING TO THE RECORDS OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR REFERENCE AT AN IRON PIN FOUND AT A POINT OF CURVATURE IN THE CENTERLINE OF CONSTRUCTION OF U.S. ROUTE 23 (SOUTH HIGH STREET) AT STATION 429+81.38 AS DELINEATED ON THE OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR FRA-317-0.00; THENCE SOUTH 06°47'44" WEST, ALONG SAID CENTERLINE OF CONSTRUCTION, A DISTANCE OF 377.71 FEET TO THE CENTERLINE INTERSECTION OF STATE ROUTE 317 (LONDON-GROVEPORT ROAD) AND IN THE SOUTHERLY LINE OF SECTION 33; THENCE SOUTH 86°27'52" EAST, ALONG SAID SOUTHERLY LINE AND THE CENTERLINE OF S.R. 317, A DISTANCE OF 24.20 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL NO. 1 IN THE ORIGINAL CENTERLINE OF U.S. ROUTE 23, THE TRUE PLACE OF BEGINNING;

THENCE NORTH 06°42'46" EAST, ALONG SAID ORIGINAL CENTERLINE, A DISTANCE OF 523.29 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1 AND IN THE SOUTHERLY LINE OF THAT 173.806-ACRE TRACT AS DESCRIBED IN A DEED TO SCIOTO DOWNS, INC., OF RECORD IN INSTRUMENT NO. 200308080251644;

THENCE ALONG SAID SOUTHERLY LINE THE FOLLOWING COURSES:

1. SOUTH 86°27'15" EAST, PASSING AN IRON PIN FOUND CAPPED "P.S.#6579" IN THE EASTERLY RIGHT-OF-WAY LINE OF U.S. ROUTE 23 AT 30.05 FEET, A TOTAL DISTANCE OF 1267.25 FEET TO A 1" IRON PIPE FOUND;
2. NORTH 03°58'26" EAST, A DISTANCE OF 547.52 FEET TO AN IRON PIN FOUND CAPPED "BIRD & BULL";
3. SOUTH 86°34'41" EAST, PASSING AN IRON PIN FOUND CAPPED "BIRD & BULL" IN THE WESTERLY RIGHT-OF-WAY LINE OF RELOCATED PARSONS AVENUE AT 795.73 FEET, A TOTAL DISTANCE OF 1031.19 FEET TO AN IRON PIN FOUND CAPPED "P.S.#6579" AT THE SOUTHEASTERLY CORNER OF SAID 173.806-ACRE TRACT, THE NORTHEASTERLY CORNER OF PARCEL 2, IN THE EASTERLY LINE OF SECTION 33 AND IN THE CENTERLINE OF OLD PARSONS AVENUE;

THENCE SOUTH 05°09'57" WEST, ALONG THE EASTERLY LINE OF SECTION 33, A DISTANCE OF 330.00 FEET TO A POINT IN THE CENTER OF BIG WALNUT CREEK;

THENCE ALONG THE CENTER OF BIG WALNUT CREEK THE FOLLOWING COURSES:

1. SOUTH 46°00'46" WEST, A DISTANCE OF 106.45 FEET TO A POINT;
2. SOUTH 40°31'33" WEST, A DISTANCE OF 100.00 FEET TO A POINT;
3. SOUTH 32°55'12" WEST, A DISTANCE OF 75.56 FEET TO A POINT;
4. SOUTH 21°31'01" WEST, A DISTANCE OF 227.70 FEET TO A POINT;
5. SOUTH 25°58'56" WEST, A DISTANCE OF 108.00 FEET TO A POINT;
6. SOUTH 19°17'56" WEST, A DISTANCE OF 103.00 FEET TO A POINT;
7. SOUTH 11°51'48" WEST, PASSING THE NORTHERLY RIGHT-OF-WAY LINE OF S.R. 317 AT 42.96 FEET, A TOTAL DISTANCE OF 103.60 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL 2 IN THE CENTERLINE OF S.R. ROUTE 317 AND THE SOUTHERLY LINE OF SECTION 33, LOCATED 302.00 FEET WEST OF THE SOUTHEASTERLY CORNER OF SAID SECTION;

THENCE NORTH 86°27'52" WEST, ALONG SAID CENTERLINE AND SAID SECTION LINE, PASSING A 3/4" REBAR FOUND AT THE CENTERLINE INTERSECTION OF PARSONS AVENUE AT 204.30 FEET, A TOTAL DISTANCE OF 1998.61 FEET TO THE TRUE PLACE OF BEGINNING AND CONTAINING 37.111 ACRES OF LAND.

THE BASIS OF BEARINGS HEREIN WERE TRANSFERRED FROM A GPS SURVEY OF FRANKLIN COUNTY MONUMENTS FCGS 1128 AND FCGS "FRANK 117" PERFORMED BY THE FRANKLIN COUNTY ENGINEER'S OFFICE IN 1991 AND IS BASED ON NAD83 OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE AND DETERMINES THE CENTERLINE OF S.R. 317 (LONDON-GROVEPORT ROAD) TO BE NORTH 86°27'52" WEST.

THIS DESCRIPTION WAS PREPARED BY M E COMPANIES, INC., CIVIL ENGINEERING GROUP, BASED ON INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY PERFORMED IN OCTOBER 2005.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, TOWNSHIP OF HAMILTON, CITY OF COLUMBUS, SECTION 33, TOWNSHIP 4N, RANGE 22W, CONGRESS LANDS AND BEING PART OF A 37.111 ACRE TRACT OF LAND CONVEYED TO SCIOTO DOWNS, INC. BY INSTRUMENT NO. 200704020055939 IN THE FRANKLIN COUNTY RECORDER'S OFFICE.

BEING A PARCEL OF LAND LYING ON THE LEFT SIDE OF THE CENTERLINE OF FRA-317-0.00 MADE BY THE OHIO DEPARTMENT OF TRANSPORTATION AS RECORDED IN PLAT BOOK, PAGE \_\_\_\_\_ OF THE RECORDS OF FRANKLIN COUNTY AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF:

COMMENCING AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF PARSONS AVENUE (C.R. 124) AND LONDON-GROVEPORT ROAD (SR. 317), SAID PIN FOUND BEING ON THE SOUTHERLY LINE OF SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT AND THE NORTHERLY PROPERTY LINE OF A 145.181 ACRE TRACT OF LAND CONVEYED TO EDWARD J. HERRMANN, BISHOP OF THE DIOCESE OF COLUMBUS BY DEED OF RECORD IN DEED VOLUME 3689, PAGE 713, RECORDER'S OFFICE AND THE NORTHERLY LINE OF SECTION 4 AND THE SOUTHERLY LINE OF SECTION 33:

THENCE, SOUTH 86 DEGREES 27 MINUTES 10 SECONDS EAST, ALONG SAID PROPERTY LINE AND THE NORTHERLY LINE OF SECTION 4 AND THE SOUTHERLY LINE OF SECTION 33 AND THE CENTERLINE OF RIGHT OF WAY FOR LONDON GROVEPORT ROAD, FOR A DISTANCE OF 204.73 FEET TO A MAG NAIL SET ON THE SOUTHERLY LINE OF SECTION 33, SAID MAG NAIL BEING SET 0.20 FEET RIGHT OF STATION 131+10.62, SAID MAG NAIL BEING AT THE INTERSECTION OF THE CENTERLINE OF BIG WALNUT CREEK AND THE CENTERLINE OF RIGHT OF WAY FOR LONDON GROVEPORT ROAD, THE SOUTHEAST CORNER OF SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT, AND THE SOUTHWEST CORNER OF A 2.295 ACRE TRACT CONVEYED TO THE FRANKLIN COUNTY COMMISSIONERS BY DEED OF RECORD IN DEED VOLUME 551, PAGE 435, RECORDERS OFFICE, AND BEING THE TRUE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED:

THENCE, NORTH 86 DEGREES 27 MINUTES 10 SECONDS WEST, WITH SAID SOUTH LINE OF SECTION 33 AND THE NORTH LINE OF SECTION 4 AND THE CENTERLINE OF RIGHT OF WAY FOR LONDON GROVEPORT ROAD, FOR A DISTANCE OF 997.27 FEET TO AN IRON PIN SET, 113.57 FEET LEFT OF STATION 121+42.45, SAID PIN SET ALSO BEING 0.05 FEET LEFT OF SR. 317 STATION 10+00.95;

THENCE, NORTH 52 DEGREES 37 MINUTES 04 SECONDS EAST, LEAVING SAID SECTION LINE AND SAID PROPERTY LINE ACROSS SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT, FOR A DISTANCE OF

48.36 FEET TO AN IRON PIN SET 129.92 FEET LEFT OF STATION 12 1+84.40;

THENCE, NORTH 86 DEGREES 43 MINUTES 43 SECONDS EAST, ACROSS SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT, FOR A DISTANCE OF 302.72 FEET TO AN IRON PIN SET 87.98 FEET LEFT OF STATION 124+63.48;

THENCE, SOUTH 87 DEGREES 19 MINUTES 07 SECONDS EAST, ACROSS SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT, FOR A DISTANCE OF 414.27 FEET TO AN IRON PIN SET IN THE WEST RIGHT OF WAY OF RELOCATED PARSONS AVENUE, 73.74 FEET LEFT OF STATION 128+64.70;

THENCE, SOUTH 21 DEGREES 57 MINUTES 26 SECONDS WEST, WITH THE WEST RIGHT OF WAY LINE OF RELOCATED PARSONS AVENUE, ACROSS SAID 37.11 1 ACRE SCIOTO DOWNS, INC. TRACT, FOR A DISTANCE OF 13.80 FEET TO AN IRON PIN SET IN THE RIGHT OF WAY LINE OF RELOCATED S.R. 317, 60.65 FEET LEFT OF STATION 128+60.34:

THENCE, SOUTH 86 DEGREES 27 MINUTES 10 SECONDS EAST, ACROSS SAID 37.111 ACRE SCIOTO DOWNS, INC. TRACT, WITH THE RIGHT OF WAY LINE OF S.R. 317, FOR A DISTANCE OF 258.85 FEET TO A POINT IN THE CENTER OF BIG WALNUT CREEK AND ON THE WESTERLY LINE OF SAID 2.295 ACRE FRANKLIN COUNTY COMMISSIONERS TRACT, 60.58 FEET LEFT OF STATION 131+19.19, PASSING AN IRON PIN SET ON THE WEST BANK OF BIG WALNUT CREEK AT A DISTANCE OF 202.36 FEET, SAID PIN BEING SET 60.60 FEET LEFT OF STATION 131+62.70;

THENCE SOUTH 11 DEGREES 33 MINUTES 58 SECONDS WEST, ALONG THE CENTERLINE OF BIG WALNUT CREEK, THE EASTERLY PROPERTY LINE OF SAID 37. 11 ACRE SCIOTO DOWNS, INC. TRACT, AND THE WESTERLY PROPERTY LINE OF SAID 2.295 ACRE FRANKLIN COUNTY COMMISSIONERS TRACT, FOR A DISTANCE OF 61.40 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.377 ACRES MORE OR LESS.

THE BEARINGS USED IN THIS DESCRIPTION ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM AS PER NAD 83(95) AND WERE ESTABLISHED UTILIZING FRANKLIN COUNTY SURVEY MONUMENTS "FRANK 107" AND "FRANK7" WHICH HAVE A BEARING BETWEEN THEM OF NORTH 07 DEGREES 37 MINUTES 55 SECONDS WEST.

THE ABOVE DESCRIBED AREA IS CONTAINED WITHIN THE FRANKLIN COUNTY AUDITOR'S PERMANENT PARCEL NUMBER 150-001247-00. WHICH INCLUDES 1.340 ACRES IN THE PRESENT ROAD OCCUPIED.

THIS DESCRIPTION IS BASED ON A SURVEY MADE BY RESOURCE INTERNATIONAL INC., UNDER THE DIRECTION AND SUPERVISION OF MARK S. WARD, REGISTERED SURVEYOR NUMBER S-7514 IN DECEMBER, 2003.

GRANTOR CLAIMS TITLE BY INSTRUMENT NO. 200704020055939 IN THE RECORDS OF FRANKLIN COUNTY, OHIO.

MONUMENTS REFERRED TO AS IRON PINS SET ARE 3/4 INCH DIAMETER BY 30 INCH LONG BARS, WITH A 2" ALUMINUM CAP STAMPED "ODOT RW RESOURCE INTERNATIONAL INC".

THE STATIONS REFERRED TO HEREIN ARE FROM CENTERLINE OF RIGHT OF WAY OF FRA-317-0.00

AS FOUND IN OHIO DEPARTMENT OF TRANSPORTATION PLAN.

THIS DESCRIPTION WAS PREPARED ON OCTOBER 28, 2009 BY MARK S. WARD, PROFESSIONAL SURVEYOR NUMBER S7514.



**CLARENCE E MINGO II**  
**FRANKLIN COUNTY AUDITOR**  
**MAP ID: MB**      **DATE: 7/10/12**



Disclaimer

Scale = 650



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

PROPOSED DISTRICT: CPD, Commercial Planned Development District  
PROPERTY ADDRESS: 6000 South High Street  
OWNER: Scioto Downs, Inc.  
APPLICANT: Scioto Downs, Inc.  
DATE OF TEXT: 7/26/2012  
APPLICATION NUMBER: Z12-038

INTRODUCTION: The site (approximately 211 acres) is known as Scioto Downs Harness Racetrack. The property was annexed into the City of Columbus on February 27, 2012 and is currently zoned R. This CPD Text is designed to allow for the development of a Video Lottery Terminal facility, the existing horseracing track and future entertainment, retail and lodging venues. This rezoning request allows for existing uses as well as potential future uses.

PERMITTED USES: Unless otherwise indicated herein, the permitted uses in, on or upon the subject property shall be those allowed in Chapter 3356 (C-4) and the following uses;

1. Retail fuel sales, filling stations and automobile service stations;
2. Carry-outs;
3. Car washes;
4. Fast-food businesses

DEVELOPMENT STANDARDS: Unless otherwise indicated herein, the applicable development standards are contained in Chapters 3356 (C-4 Commercial District) and 3357 (C-5 Commercial District) of the Columbus City Code ("CCC").

A. Density, Height, Lot Coverage, and Setback Requirements: N/A

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

1. Due to the mixed use nature of the development it is appropriate to consider the effect of a shared parking analysis on determining the required number of parking spaces. The existing racetrack facilities shall meet the following parking ratios:

- Restaurant, 1 parking space for every 175 sq. ft. of gross floor area
- Racing Grandstands, 1 parking space for every 60 sq. ft. of gross floor area
- Office Space, 1 parking space for every 450 sq. ft. of gross floor area

The casino and entertainment area shall be subject to a parking ratio of 1 parking space for every 300 sq. ft. of gross floor area.

Future development shall be subject to 75% of the parking ratios established in CCC 3312.49,

C. Building design and/or Interior-Exterior treatment commitments: N/A

D. Dumpsters, Lighting, Outdoor display areas and/or other environmental commitments:

1. The free standing pole light fixtures on the site shall be in conformance with the light design shown on the site plan and will not exceed thirty-five (35) feet in height.

E. Graphics and Signage requirements:

1. All graphics and signage 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 as further restricted by Section 3372.806 (Graphics) of the Regional Commercial Overlay text, and any variance to those requirements will be submitted to the Columbus Graphics Commission for consideration.

F. Miscellaneous Information/Commitments:

1. Variance: The applicant requests a variance to Columbus City Code Section 3356.05, Veterinarians. Scioto Downs operates as a horseracing track and therefore races, confines and treats horses. The applicant requests that open air confinement of animals be permitted, stables be permitted, and there be no limitations on outdoor therapeutic exercise areas, nor limitations on therapeutic equipment.

2. Variance: The applicant requests a variance to Columbus City Code Section 3312.43, Required Surface for Parking. Scioto Downs will host events during the year that will cause the need for additional parking at the facility, due to these conditions the Applicant requests that the parking lots labeled as overflow parking areas on the site plan are permitted to have surfaces of gravel or of grass.

3. Variance: The applicant requests a variance to Columbus City Code Section 3312.21 (A), Interior Landscaping. The applicant requests that trees planted in the perimeter surrounding a parking lot be counted for purposes of meeting the tree to parking space ratio.

CPD CRITERIA:

Natural Environment: The natural environment is flat.

Existing Land Use: The subject site is currently developed with Scioto Downs Harness Racetrack, a 52-year old harness racing facility. The facility consists of three main public buildings that include a grandstand, which seats approximately 2500 guests, the Clubhouse, which seats approximately 500 guests and the Penthouse, which seats approximately 250 guests. Currently under construction is an additional Video Lottery Terminal facility, which includes gaming space for the Video Lottery Terminals, multiple eating and drinking venues and multiple offices, housed within an approximately 135,000 square feet structure. The subject site has two (2) billboards located on the western boundary along US 23.

Transportation and Circulation: Vehicular Access and circulation will be as indicated in the Site Plan. Primary access to the facility will be from South High Street. Primary racing support access will be from Parsons Road. A future shared use path will extend along the western and southern boundaries of the site.

Visual Form of the Environment: The existing environment consists of the racetrack and the Video Lottery Terminal facility. The site is entirely non-residential in use.

View and Visibility: The proposed development will give priority to the public realm, and will ensure that views of the facility from all surrounding vantage points is beautiful considering the unique architecture of the racetrack and Video Lottery Facility, as well as the main sign on South High Street.

Proposed Development: The proposed development of the site is a horseracing track, a casino and other ancillary entertainment, restaurant, service and lodging facilities that may become practical.

Behavior Patterns: The proposed development will enhance the appeal and economy of businesses along South High Street by creating an entertainment destination location and creating hundreds of new jobs at the site.

Emissions: No adverse effects from emissions should result from the proposed development.

The undersigned, being the owner of the subject property together with the applicant in the subject application, or other 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 Code.

SIGNATURE:

DATE:



7-26-12

78-072  
M2  
1/18/1980

78-072  
SR  
1/18/1980

78-027  
UM  
2/12/1986

78-072  
ARO  
1/18/1980

6000 South High Street  
208± acres  
R to CPD

78-022  
ED  
2/12/1986

78-022  
R  
6/2 1/1986

COTTAGE ST

UNRAVED ALY

JACKSON ST

ANN EX4222

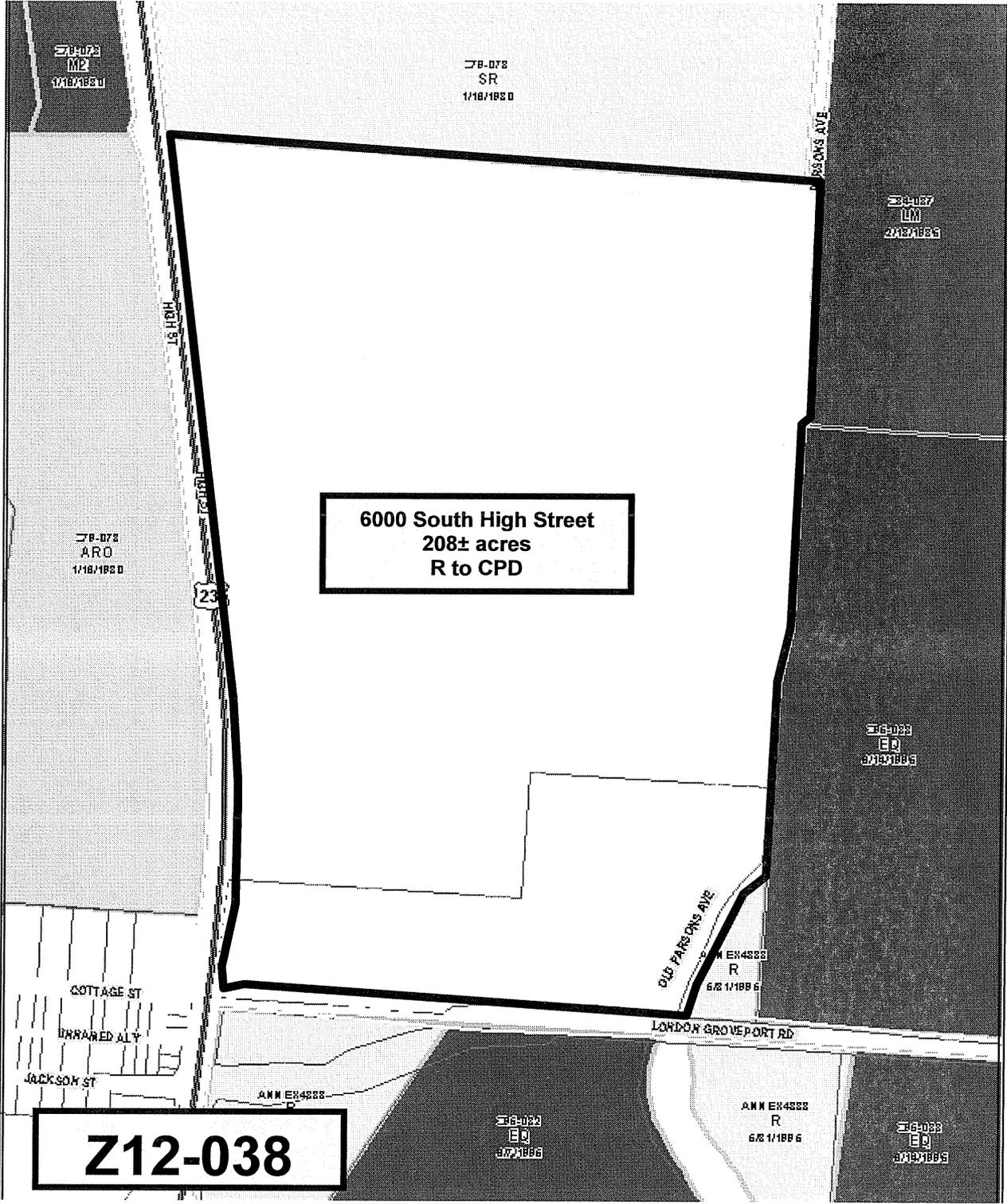
LONDON GROVEPORT RD

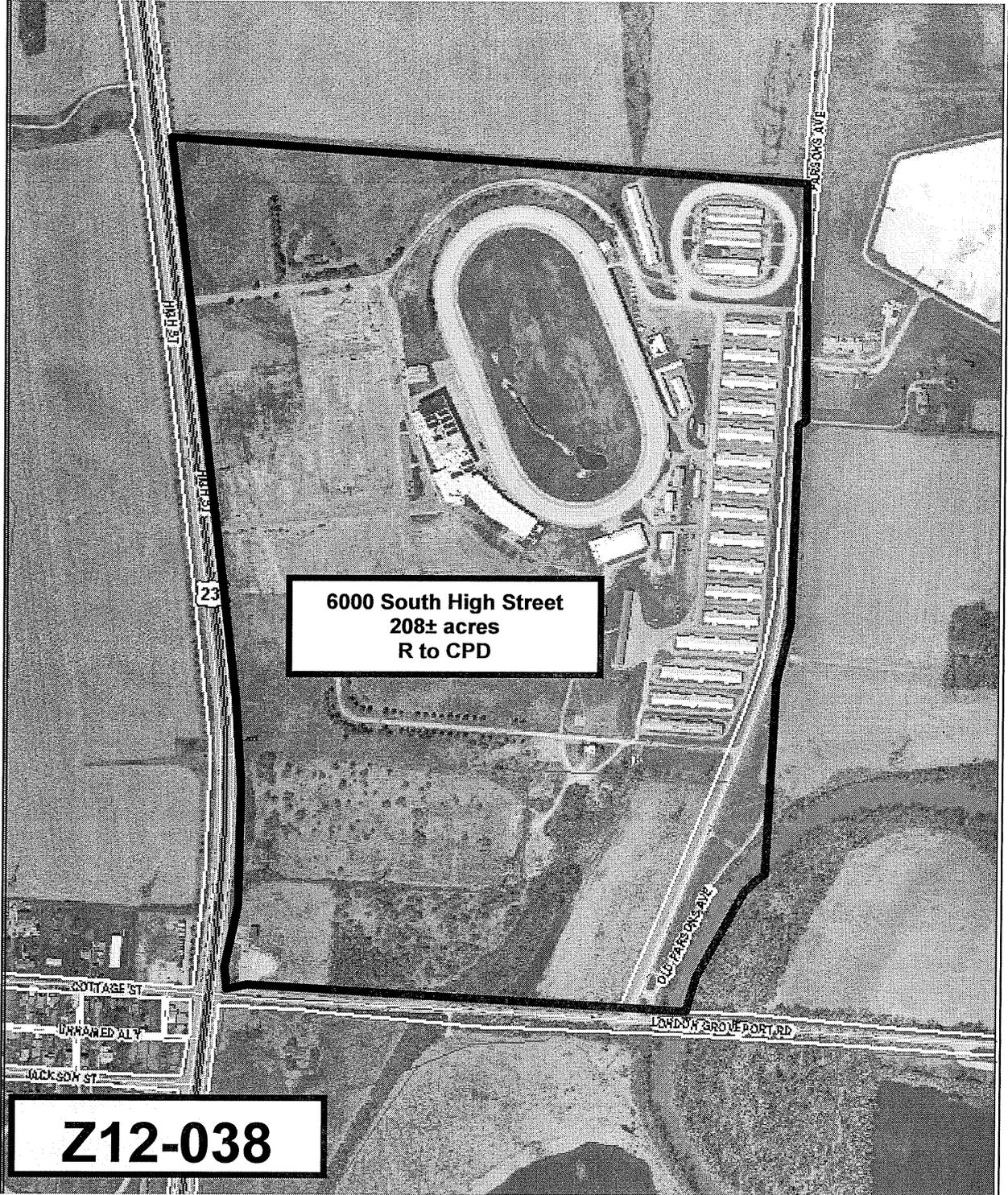
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