

West Scioto Area Commission Zoning and Variance Meeting May 1st, 2024

Columbus Metropolitan Library, Hilltop Branch, 511 S Hague Ave.
Public Meeting Room 1

Meeting called to order 6:59pm

Members Present: Deb Boyd, Eli Bohnert, Mick Newman, Rita Cabral, Larry Weber, Willard Flack

Approval of previous Meeting Minutes: March 6, 2024

- Minutes will be considered at the next meeting to allow for members to review before voting.

ZA24-003 (Z90-009A) 3700 Fishinger Blvd Unit 1

- Drew Perceval with K1 Speed was present for the presentation of their application.
- Questions about the application regarding the zoning language not yet being provided to the committee. Drew has shared he will forward these on to the committee for review.
- Comments were opened to the public for discussion.
- Motion made to accept the proposal on the condition that the zoning language is sent by the city.
- Unanimous voice vote in favor.

Z24-012 & CV24-033 3755 Ridge Mill Dr .

- David Hodge is legal representation for this application.
- 32% 1 bedroom, 6 3 bedroom units, rest is 2 bedroom.
- New plan for previous application approved in 2022.
- Asking for AR-1 zoning to allow for apartments and commercial uses since commercial traffic crosses through the development.
 - Zero units will be designed for office space
- Questions from committee members about parking being above the 1.5 requires spaces and providing 33 extra units as well as reduction in density in an area that is ripe for walkability.
- Comments were opened to the public for discussion.
 - Comments came from neighbors across the street about adding rain gardens, maximizing green spaces, avoiding flooding into their retention ponds, and ensuring pets have adequate space to avoid crossing the street over to their property.
- Application approved unanimously by voice vote under the stipulation it remains a three story building.

Old Business

- Chair Cabral brought up the previous discussion of a medical dispensary on Roberts Road. The prospective tenant is no longer interested in the area.

Open Discussion

- Twin Creeks development proposal was brought up by Commissioner Weber to check the status of the project.
- Trabue and Hague apartments were addressed regarding the discussion of preserving the previous shrubbery.
- Zone In was discussed and meeting times to learn more were shared. New pieces of the Zone In legislation were discussed.
- Meeting was extended to 8:45. Motion made by Chair Cabral, seconded by Commissioner Newman.

Adjourned at 8:42. Motion made by Commissioner Bohnert and seconded by Commissioner Boyd.