

WSAC Zoning Committee Meeting
May 1, 2019
7:00 p.m.
West Side Pride Center

Meeting Minutes

Present were Commissioners Weber, McKinley, Cabral, Leppert, Bob Vance and Brian Endicott

The meeting was called to order at 7:00 p.m.

The minutes from the April meeting were approved. Motion by Commissioner Cabral, second by Commissioner Leppert. Motion carried with Commissioner McKinley abstaining.

Next regular meeting of the Zoning Committee will be June 5, 2019 at 7:00 p.m.

The next regular Commission meeting will be June 20, 2019.

Joe Reidy from Wagenbrenner attended the meeting as a visitor to provide an update for the Quarry project.

Nominations for a new Zoning Committee Chair were taken. Bob Vance moved and Commissioner Weber seconded that Brian Endicott be elected chair of the Zoning Committee to replace Bob Vance, who resigned at the last Area Commission meeting. The Motion carried unanimously with Bob Vance abstaining.

Joe Reidy stated that they met with Shannon Pine and the city zoning group to flesh out the detail that this Committee had asked him to come back with.

Mr. Reidy distributed a table that showed a working draft of the zoning that the developer will be held to for this project.

Subarea A are single family homes

Subarea B are multi--family townhomes – all for sale.

Multi-family rental units and office will be around the shared parking lot. All units will be governed by the New Community Authority and Home Owners Association. All will be on condominium documents to also allow the Community Authority to own and maintain otherwise public infrastructure such as sewer lines.

The New Community Authority is formed under State Statute and City Code. There will be a 7 member board. Some appointed by the city (4) and the remainder appointed by the homeowners (3).

The New Community Authority has all the attributes of a Homeowner's Association but it is created by state law. It will have the ability to levy taxes on property to pay for infrastructure repairs and maintenance.

Bob Vance asked what insurance policy will cover these buildings that are built on a dump site. They are looking at an overall insurance policy that covers the entire property and be held by the New Community Authority. The longest environmental policy that you can get is ten (10) years. The Authority will have to renew it every 10 years, assuming that ten years continues to be the longest period of time for which you can purchase insurance.

There will be precautions taken for accumulation of methane gas because of where this property is being developed. Making sure that the controls that are called for are actually being installed.

Time Warner/Spectrum building and OSU Medical buildings off of Olentangy River Road are built on an old dump site. Wagenbrenner developed that property.

Commissioner Dyszel asked about considerations for radon gas. Mr. Reedy indicated that the systems being installed for methane gas are actually radon systems and will protect against both.

Commissioner Cabral asked about the land settling. Mr. Reedy indicated that the project on Trabue that had issues did not do any ground stabilization. Wagenbrenner is doing deep ground compaction/stabilization to prevent against this. Essentially they are taking a very heavy weight and dropping it down to compact the dirt. They are using geotechnical engineers to test the load bearing capacity of the ground.

Commissioner Cabral asked about the number of bedrooms in each section.

Subarea A ranges from 2 up to 4. The parking standards are 2 per dwelling unit.

Commissioner Cabral asked for a breakdown of the number of bedrooms in this project as a whole so that there can be a better estimate of the number of people that are coming into our area.

Mr. Reedy indicated that the best they could do is provide a range. Showing 50 units per block on the building plans. Showing all smaller homes because that maximizes what the parking count will be.

Can put two larger homes where they can put 3 smaller homes. If they put two larger homes, they are not as likely to have as many people as 3 smaller homes. These homes will be between 2,000 and 3,400 square feet.

Hilliard City Schools reached out to Wagenbrenner early on as they were concerned about what this project would mean for their attendance/student population. Wagenbrenner indicated to them that these units would be for empty nesters and young millennials so there would likely not be as many students living there and attending Hilliard schools.

Commissioner Cabral indicated that we need a better idea of what the foot traffic will look like at this project.

Wagenbrenner is focusing on meeting all of the city requirements. It is beyond their control as to how the owner or renter uses the premises once they move in.

Commissioner Dyszel asked about if they spoke with COTA about bus access to this area.

Commissioner Weber asked about the acknowledgement that Trabue would need to be widened. Commissioner Weber indicated that another property owner wishes to join in that request to the city and asked who he should have them contact at the city.

They are in the process of creating a CRA (Community Reinvestment Area) to generate revenue for infrastructure improvements such as roads.

Metro Parks wants pedestrian access at the southwest corner of the park.

Commissioner McKinley asked if MORPC was engaged in the discussions about infrastructure improvements. Mr. Reedy indicated that the traffic studies are being done by MORPC but that they are not yet involved in the solution side yet.

The surrounding communities have been involved in meetings about the infrastructure changes.

Commissioner Leppert asked if there was a section that would be Upper Arlington City Schools.

Mr. Reedy indicated that the entire 600 acres is in Hilliard City Schools.

Commissioner Weber confirmed that they will need variances on height for Subareas B, C, D and E. Mr. Reedy confirmed this.

Commissioner Cabaral asked about the section close to Trabue. She wanted to know what the description would be for that parcel. Mr. Reedy indicated that it would be the entrance to the park and a small office building. This portion is not within the 70 acres that they have applied for zoning for.

They are in the process of revising the text of the zoning application.

The traffic folks at the city were satisfied that they met the parking zoning.

Commissioner Leppert inquired about what that means for charging stations for electric cars. Mr. Reedy indicated that they would likely put in charging stations but that each owner would need to select that option for their unit(s) as it will be an option for them.

Commissioner Weber inquired about setbacks.

Front doors will be on green spaces. Front doors face other front doors. Access will be via alleyways. Fifty feet from front door to front door.

Green space will be maintained and controlled by the Community Authority,

The greenways are designed to provide access to the park spaces.

Commissioner Leppert asked about visitor access to these homes. Mr. Reidy indicated that there would be an alley. Back doors will face back doors.

Commissioner Cabral asked about where the three feet setback would be. Mr. Reedy said it would be between the sidewalk and the front porch.

Mr. Reedy indicated that they are erring on the side of caution in asking for 60 feet on all except for the single-family homes. City zoning goes from 35 feet to 60 feet.

Mr. Reedy provided a color diagram of the Greenway Corridor concept.

Chairman Endicott asked about zoning for the property.

Commissioner Cabral indicated that we would like to see the rezoning done sooner than the ten to fifteen years that it will take to build out the entire project.

Chairman Endicott indicated that maybe would could do the rezoning piecemeal.

Mr. Reedy indicated that is why the zoning is M. That way if they want to change any of it, they would have to come back through the process.

Mr. Reedy indicated that they inherited the zoning from the previous developer.

Chairman Endicott asked what the timeline for the ordinance is.

Mr. Reedy indicated that they plan to stay on the timeline that they previously laid out. Revised application will be submitted by June 5, 2019. They will then go back through staff review. They will send the revised application to each of us as well as the city.

There is no zoning meeting in between May 7 and June 5, 2019. There is an area commission meeting. They are asking the zoning commission to vote on this at their June 5, 2019 meeting and then the area commission to vote at its June meeting.

There was discussion about how to handle this as Mays agenda of the entire commission is already full. There may have to be a special meeting of the Zoning Committee.

Bob Vance asked about whether Hilliard City schools busing will be coming onto the private roads to pick up/drop off.

Mr. Reedy indicated that they will be building the roads but that they will look and feel like public roads. Metro Parks is looking at this as a 24/7 park and will have park rangers there 24/7. They are also subject to Columbus Police jurisdiction.

They want the transition between the park and their development to be seamless.

Commissioner Cabral asked how Gateway Lofts is connecting to this site.

Mr. Reedy indicated that their residents will be able to go down Old Dublin Road to access the park. It is uncertain as to what the parks specific plan will be.

Commissioner Cabral went over the names of the roads and asked about the name of River Road as it will be confusing because of the proximity to Riverside Drive.

Mr. Reidy indicated that they have called it that for convenience and that they have already submitted a list of names for approval to the city as they need to have names for the roads to secure building permits, etc.

Bob Vance asked if Mr. Reidy could point out which areas they control versus what the Metro Parks will control. Mr. Reidy used his proposed plan diagram to go over the area and answer this question.

Bob Vance asked how much space would be between the homes in Subarea A. Mr. Reedy indicated that it would be about 4 feet. Windows in these homes will be mainly on the front and rear of the homes. The four feet is measured wall to wall.

Mr. Reidy indicated that they are trying to use urban standards for building this development. They would like tight footprints and then the shared green space in front.

At the meeting last week, there was some question about dedicating more space for the park. Mr. Reidy explained that they were using the tax revenue from the homes to fund the infrastructure, roads etc. The economics don't work if there isn't enough revenue to fund the roads, etc.

Bob Vance indicated that this is not a LEED certified project. Mr. Reidy indicated that was correct and he explained how the LEED certification process works. Wagenbrenner isn't interested in LEED or any of those designations because it adds to the cost but they are more interested in incorporating things that make sense and are sustainable to the purchasers and users of the end product.

Commissioner Cabral moved to extend the meeting by 15 minutes. Commissioner Weber seconded it. Motion carried unanimously.

Commissioner Cabral asked if the designs would be the same designed that would be used in their other upcoming plans.

Mr. Reidy indicated that the plans and footprint may be but the skin and appearance would not be because they wouldn't be in areas where they would want the urban feel.

Commissioner Weber indicated that that table is 5 acres short. Mr. Reedy indicated that he was aware and that the table was a working draft and will be updated/corrected.

Mr. Reidy indicated that they still do not have Park and Recs feedback yet and that they want to incorporate that into what they submit on May 7th. The documents that he provided today was as a courtesy and for purposes of discussion. They are not part of the formal submission.

Chairman Endicott requested that at some point he would like both Wagenbrenner and Park and Rec to come to the Zoning committee for discussion. Mr. Reedy indicated that he would be happy to come back.

Commissioner Weber asked about ownership of a strip of land along the river.

Commissioner Cabral moved to adjourn. Commissioner Leppert seconded the motion.

The meeting was adjourned at 8:41 pm