

## Zoning and Variance Committee Meeting Minutes

5/4/2022

- Call to order & Roll Call: 6:35 PM at the Hilltop Metropolitan Library 611 Hague Avenue
  - Committee Members Present: Rita Cabral, Leyila Cabus, Brian Endicott, Kristen McKinley, and Larry Weber
  
- New business:
  - Z22-033 [Z21-038, Amended] – 3359 Twin Creeks Drive (15 minutes)
  - Tenby Projects was approved by Columbus City Council in August 2022
  - They decided a 60 ft. base would be the most appropriate amount of space as compared to their original 57 ft. base.
  - They are making their model more structurally sound as compared to their original plan.
  - They have not received any Staff Review comments in regards to their proposed amendment.
  - The overall footprint has not changed, except for the back of the building. They want to add 5 feet to the back of their project.
  - Their square footage is changing from 41,000 square feet to 45,000 feet.
  - They do not have any tenants yet. Tenby has just started marketing this month.
  - The committee voted in approval of the amendments listed.

- All committee members voted in the affirmative, except for Kristen McKinley. McKinley abstained.
  
- Quarry Trails Update (15)
  - GC 22-013 – 3136 Trabue Road (10)
    - The sign is on the parcel. Their goal is to draw attention to their project.
    - This bridge is 42 feet long and 35 feet wide. There will be a barnstone underneath for aesthetic reasons.
    - They based their response to their graphic design based on our commission's comments.
    - Their sign is still off the road and they do not plan to put signs on the west side of the road.
    - They are attempting to use quarten or similar materials to make their sign. This is a steel-like material.
    - It will have simple rope lighting, and they do not intend to use intense and flashy lighting.
    - The signage on this bridge will be double sided.
    - All committee members voted in the affirmative of GC 22-013-3136 Trabue Road.
  
- GC 22-014 – 2130 Quarry Trails Drive (10)

- They do already have tenants that are buying their office space. Panacea Luxury Spa and Boutique will be placed on the first floor. The second floor will be E.P Ferris Civil Engineers and Surveyors.
- There will be illumination on these, however they plan to backlight this project.
- This will be complete with the first tenant in the end of June or early July.
- The first residents will be in around the beginning of June.
- Metro parks will be putting a rock climb on the north side on the park.
- Pliables will be in this project, which is a natural eating establishment. There will also be a Japanese pub in this area. To add, there will be a food and cafe established here as well as a free and public/open access exercise area.
- The committee voted in the affirmative in regards to 22-014 – 2130 Quarry Trail Drive.
- South Boot Update (10)
- They have decided to change the design of their space. The goal was to make it have a chalet essence and the design has changed because they added more balconies.
- Along with that, instead of a flat structure at the tops of the buildings, they have changed it to where there is deviation in the design. It now has a triangular/Scandinavian design according to Bollinger of Thrive Companies.
- From Trabue Road, the parking lot will not be visible. This is assured because this project will be 100 feet away from Trabue Road.
- They want to break ground on the vertical component in August.

- As of right now they are working on agreeing on a traffic study with the City.
- Their timeline of the parks is towards the end of the year on the property.
- Right now they are working with COTA to expand the bus routes through this area.
- Most of the water from the Scioto River will be accessible to the public.
  - Z22-022 w/ concurrent CV22-029 – 3670 Trabue Rd (60)
- David Perry represented Avenue Partners.
- This property is 4.5 acres and it is currently zoned C-4/L-C-5. They would like to change to AR2 or to multifamily use.
- They are giving the required 60 feet from the centerline. They want to respect the right of way requirements from the City.
- This property corners Mapleway and Trabue.
- The material pallet is mostly brick and the gray on the presentation represents steel siding.
- According to the developer this property should have more of a feel of a 4 story building, even though it does have parts that are recessed into the ground.
- They are potentially doing an access study.
- As it stands, right now there is a 45 foot setback.
- The city staff comments request that no parking should be visible from the street.
- There will be 230 total units.
- They would like to soften up their boundaries with trees. Currently they are not

able to give a total percent of tree canopy.

- They had a desire to put more trees on Trabue road.
- They have spoken with the surrounding businesses and they do not seem to have any issues with the projects.
- There was expressed concern with density. They plan to put 230 units in a 4.5 acre plot.
- To add, there was expressed concern with the amount of traffic that this will produce.
- This project is not ostensibly low income housing and it will be market price.
- This project will be 65% 1 bed room 35% 2 bedroom.
- With parking ratios, this company feels that the parking ratios are correct per the amount of people that they anticipate living there. According to the developer, the City of Columbus is in agreement with the amount of parking space.
- There was a raised concern with the amount of allotted spaces because the variance before us is roughly 1.5 spaces per unit. It was the opinion of some of the committee members that this would not be enough space because it does not recognize that their one bedrooms will consist of more than one driver/car per unit.
- Their rebuttal was that the city approved of how parking was arranged and that there will be 2 bedrooms that do not have 2 drivers/cars per units.
- Twenty percent of the housing will be affordable housing.
- The Call to Question was made by committee member McKinley. This call to

question was denied by the chair. The chair proceeded to request information on how we could come to certain agreements.

- The zoning chair would like to ask to see the landscaping designs that are reviewed in the City comments and the comments from the county engineer.
- They have already purchased one of the parcels, but 2 have not been bought. It was mentioned that they should buy the property from across the road on Trabue.
- The call to question was made once more by commissioner Cabus.
- Commissioner Cabral rejected this on the behalf that the density is too high, Commissioner Cabral to which Larry agreed. Commissioner Cabus did not agree based on their lack of information on the tree percentage.
- It was requested that they come back at our next meeting.

- ▪ Old Business

- Approval of meeting minutes:
- Commissioner Cabral motioned to approve the April Meeting Minutes.

Commissioner Endicott seconded the motion. The meeting adjourned at 8:29 PM.