

Zoning Meeting Minutes 5/3/2023

- Call to Order: 7:02 PM at 311 Hague Avenue.
- Minutes were written by Leyila Cabus.
- Members Present: Eli Bohnert, Deb Boyd, Leyila Cabus, Rita Cabral, Vance Cerasini, Mick Newman, and Larry Weber.
- Bohnert motioned to accept the prior meeting minutes. Newman seconded the motion. The minutes were accepted unanimously.
- Z23-012 and CV23-019 3451 Trabue Road:
- Preferred Living originally zoned their project as CPD in 2017, which would allow for commercialism.
- The CPD zoning and the site plan existed before the existence of the West Scioto Area Commission.
- Hodge reported that neighborhood scale, commercial, and expansion proposals should be consistent with the land-use map and the current zoning.
- The Trabue Roberts Plan maintains that there should be 16-45 units per acre.
- Preferred Living would like to change their CPD zoning to a different form of CPD. Within the modification of CPD the zoning would allow for 991 units and restaurant space. It would also allow for 171,000 square feet of commercial space. This site would use 12,000 square feet of commercial space and 630 units.
- The retail space would be fronting the project towards Trabue road. Preferred wants

4 story buildings on the front and 3 story apartment buildings towards the back of the site.

- Preferred Living would use natural elements in their design plans.
- According to Hodge their project would need a left-hand turn lane onto Trabue Road.
- The City of Columbus is considering putting a roundabout or a traffic light at Builder's Road.
- Preferred Living has already allotted space in their plan through setbacks and reduced square footage on the building more east on Trabue as a means to give space for a potential roundabout.
- It is proposed that there will be 340 apartments going into that space.
- If the applicant uses patio seating, they would be put on the sides of the building or they will be covered if they front Trabue.
- The sidewalks would be 35 feet off of the face of the curb from the turn lane.
- Jerrod Smith agreed curving the sidewalk would be a good idea as a means to maintain safety. He also suggested that he put the crossing sidewalk more inwards off of Trabue because the traffic speed should be reduced and it would help the safety for the residents.
- The project is one lane in and one lane out and it is currently planned right in and right out.
- Jerrod Smith still contends that Angelo Dallas still plans to maintain his land and

has no intention to sell.

- Smith has not contacted the owners of Johnny's Tavern that they plan to continue building near them.
- Committee members ask that Preferred Living implements bike paths and multi-use paths.
- Hodge speculated that it would be a good idea to implement shared use paths on both northern and southern parts of their property on Trabue.
- Hodge said that Preferred Living would be in contact with COTA in regards to putting a seat cover either on McKinley or Trabue.
- The applicant does not have any current prospects for tenants for their commercial space.
- The exit lane on the west side of the project is owned by Angelo Dallas.
- Per the easement between Dallas and Preferred Living, Preferred has full access to the fire lane west of their property.
- There are major traffic concerns based on the entrance and access points.
- The rents would start at \$1,300 for one bedroom units and exceed \$2,000 for two bedroom units.
- Preferred makes sure that they use LED lights as a means to protect their residents. They limit their use of cameras because they find that it reduces crime, however Smith says that they do post signs that report that they are being watched, which reduces crime. He also reports that there are apartment

managers and they are on call. A project of this size typically has 3 maintenance techs, 4 leasing agents, and at least one janitor on duty after 6:00.

- There are shared spaces between the adjacent apartment complexes. It would be a dog park and a volleyball court. The applicant plans to create a larger dog park and move the sand volleyball court in the southwest corner.
- Preferred maintains that they will commit to putting connecting sidewalks.
- There are no driving access points between the proposed projects between Hanover Park or San Margarita.
- According to Newman all of the buildings proposed should have commercial space in all buildings.
- Cabral suggests that the frontage should be 3 stories and the back buildings towards the back sides would be 4 stories. Smith contends he would like to maintain the looks of 4 stories fronting on Trabue and 3 story apartments on the back. The reason being is that it would add to the viability for commercialism. To add, it would help with accessibility for those who are handicapped.
- Smith also explained that 2% of the spaces must be fully accessible and convertible as a means to meet requirements from the ADA and the requirements per the City of Columbus.
- Hodge explains that Preferred Living is required to make improvements off-site. (No traffic study has been completed at this time).

- Smith acknowledges that it is feasible to do 3 stories facing Trabue and 4 stories towards the back, but it would be inefficient based on the fact that the project would have interior hallways.
- Commissioner Cabus motioned to extend the meeting to 8:50. Weber seconded the motion. The motion passed.
- The clubhouse will be 2 stories and it will have an elevator. If a project has an interior hallway building, it is required that they implement an elevator.
- Weber notes that he is not upset about 4 stories fronting Trabue because it increases accessibility for those who need it and it would drastically affect their construction costs.
- If the Council Variance is not approved, Smith contends that the project would allow for parking to be underneath and the project would be larger scale. He expressed that it would look like the Belmont House and they would increase the height. He compared the project to apartments along the Short North.
- At 8:30 questions opened to the public. A resident expressed that they reduced their 630 units to roughly 320 apartments. He expressed that if they were willing to reduce the density in this part of the project, why is Preferred not willing to change the frontage on Trabue. Hodge and Smith said that this is what is recommended by the city, but a project of that size would be too large of a project for this area.
- A resident from Scioto Woods expressed that she is concerned about traffic due to their new development.

- More residents raised the concern that a left turn lane onto Trabue is dangerous.
- As a re-emphasis Preferred Living is obligated to make traffic changes off-site to maintain the likeability of their site.
- Cabus and Weber recommend to Preferred that they highly consider multi-use paths.
- Cabral asks the committee a list of questions with ranking of importance. First she asks if turning left onto Trabue from the main entrance is an issue. The committee agrees that they find the infrastructure potentially dangerous/inefficient. Cabral then asks whether the committee thinks connectivity to be an area of concern. They agree that out of all the areas of concern that are lower on their list.
- Smith does agree to exploring options for multi-use trails instead of the standard five foot sidewalks.
- Cabral asks whether the committee has issues with the project having a median in their entrance. Boyd provides that Preferred Living already agreed to putting the sidewalk closer to the buildings as means to protect pedestrians.
- Cabus motioned to extend to 8:55 PM and Cabral seconded the motion. The motion passed.
- Hodge and Preferred Living commit to move the pedestrian entrance, looking into using a shared use path on Trabue road instead of sidewalks, engaging with

COTA in regards to shelters and bus stops, and providing pedestrian accessibility on the south and the east of the project.

- Eli motions to approve CV23-019.
- Rita agrees with contingencies with full access on the right side to make sure that there are traffic lights or roundabouts proposed by the City. She also asks that there be full access sidewalks to Hanover park.
- Cabral motioned to extend to 9:00. Bohnert seconded the motion. The motion was approved.
- Bohnert motioned to approve Z23-012 and CV23-019 without conditions on the application but including recommendations to the city and developer on improvements that are suggested by the commission. Cabus seconded with the motion. The motion was approved. Bohnert, Boyd, Cabus, Cerasini, and Weber voted in approval. Cabral and Newman voted no based on the principle that they are concerned with traffic safety and they would prefer that the project have 3 story apartments facing Trabue.
- Cabus motioned that they would also require Preferred Living to keep them updated on their project as a part of the agreement to accept Z23-012 and CV23-019. Weber seconded the motion. The motion was approved.
- Cabus motioned for Cabral to be the chair of the commission, Newman to be the vice chair, and Cabus as secretary. The motion was seconded by Boyd. A call was raised and all members approved.

- Cabus motioned to adjourn the meeting at 8:59. The motion was seconded by Boyd.

The motion was approved unanimously. The meeting adjourned at 8:59 PM.