

Zoning Meeting Minutes 5/31/2023

- Call to Order at 7:00 at 311 Hague Avenue.
- Members present: Eli Bohnert, Leyila Cabus, Rita Cabral, Vance Cerasini, Deb Boyd, and Larry Weber.
- Meeting minutes were written by Leyila Cabus.

Puptown Lounge 2910 Scioto Executive Court Road CV23-043 and BZA23-054

- The applicant requests use for a dog daycare center. Puptown is asking for a special permit for an outdoor run area.
- The current zoning is M-2.
- Columbus Humane Society is across the street from their project.
- Surrounding projects are low density warehouse buildings and most of the surrounding areas are M-2.
- The applicant wants to add a canopy and an outdoor run area for the dogs. They will add 4 additional parking spaces to their project.
- The applicant plans on maintaining the canopy space.
- Puptown has been in business for 15 years in other locations.
- The applicant has a maximum space for 70 dogs.
- There will not be additional detention ponds on this project.
- A resident asked if the applicant had ever had any noise complaints in either their Riverside Drive Project or their Kenny Road site. The applicant responded that in the last 15 years they have not had any noise complaints.
- Rates range in the upper \$30s for each day.

- Puptown separates the dogs by sizes. There is a big dog room and a small cat room.
- Cabral calls for an approval for CV23-043 and BZA23-054. Bohnert seconds the motion.

All committee members voted in approval.

Z23-014 and CV23-020 2400 Old Dublin Road:

- Thrive would like to rezone their project from AR-3 to LAR-12 and M. The M area accounts for the easement of Old Dublin Road.
- Thrive would like to consolidate the zoning to propose less units than is currently permitted.
- Old Dublin Road is technically not a street per the fact it is 30” wide and the City of Columbus requires that it be above 35” to be considered a road.
- The goal of Thrive is to spread out the units and to permit less density.
- Thrive will have parking for one spot per bed. The applicant will also add parallel parking areas on Quarry Trails Drive.
- Thrive plans on using natural elements to highlight the quarry structure.
- In phase three Thrive will be adding 3 and 4 story buildings.
- Quarry Trails were able to buy the Connor project which is 5 acres of land, thus Thrive is able to space out the project and reduce the number of units.
- There are 99 parallel parking spaces that Thrive will be adding.
- There will be two access points to phase three. It will be on Old Dublin Road and off of Trabue Road.
- Thrive plans to have a retaining wall and maintaining treescapes as a means to screen the apartments from the Quarry Trails Metro Park.

- Thrive decided to reduce the units to reduce traffic and Thrive decided they did not want to overload the site, despite the fact they are approved for 500 units.
- The regional traffic study may result in adding a traffic light on Dublin Road
- The units do not have a set sales price yet. The estimated range is from \$1,200 to \$2,100. The CRA would allow for 20% of affordable houses in phase three of the Quarry Trails project.
- There will be no retail in phase three.
- There will be walking and driving access from phase three to the retail spaces.
- There was concern that Thrive plans on reducing parking. There will be 661 parking spaces.
- Thrive does provide bike parking, however it is expressed that the applicant plans on using the City code required bike parking if not excess.
- Thrive does have an implemented sewer system and it was expressed that the applicant has pre-existing detention ponds already on their site. Thrive is considering adding more detention pond areas.
- Thrive plans to start building phase three in December/Trabue. It was expected that the buildings will go vertical around April of next year.
- Limestone point does not really intersect with the Quarry Trails project.
- There was public concern about a lack of parking for the Quarry Trails project.
- There will be four 3 story buildings and four 4 story buildings.
- There is potential space to add parking.
- Bohnert expresses that he feels that the area has a sufficient amount of parking.

- The concern by other members is that there would not be enough space for guests or one bed apartments with couples living there.
- Cabral expresses that she feels that there is not enough retail in the Thrive project.
- There was expressed concern about there being a lack of access points and increased traffic on Trabue.
- Thrive does not have an estimate on how many parking spaces that they are able to add.
- Weber requests that before we vote in approval or disapproval at our Area Commission meeting that the committee would be permitted to go through a walk through of the park to see the project in relation to the park. Thrive commits to permitting a walkthrough.
- Cabral recommends approval for Z23-014 and CV23-020 with contingency that Thrive adds additional available parking space based on their civil engineer's conclusions.
Bohnert seconded the motion. The motion was unanimously approved.
- The next meeting will be July 5th at the Hilltop Library.
- Bohnert motioned to adjourn the meeting. The group unanimously approved.