

WEST SCIOTO AREA COMMISSION – Zoning Committee

September 4, 2019 7:00 p.m.

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

Council members Weber, Leppert, Endicott, McKinley and Cabus were present. Commissioner Cabral was absent. Commissioner Dyszel attended in the audience.

Minutes of June 5, 2019 meeting were approved with one abstention (McKinley)

There is a meeting scheduled Monday, September 9, 2019 at 3:00 p.m. with Councilmember Tyson at City Hall.

BZA19-095 Ohio Automobile Club, 686 Grandview Avenue

Rebecca Mott, Plank Law Firm, Town Street
Ohio Automobile Club is expanding the parking lot. From 20' to 18' for entrance. Also maneuverability area for neighboring property.

Time was given for questions. Commissioner Leppert asked about whether the entrance was in the grassy or paved area. Commissioner Endicott asked where the exit was if the entrance was one way. The exit is two way and is off of Ridge Street.

Commissioner Dyzel asked about the tree canopy and landscaping. Presenter indicated that nothing was being removed.

A member of the audience asked specifically where this was located. On the south side of Grandview Avenue near the medical marijuana facility.

Commissioner Endicott called for a motion from the committee.

Commissioner Weber moved and Commissioner McKinley seconded a motion to approve both variance requests. Motion carried unanimously.

Z19-049 Metro Development, 4407 Trabue Road

Jeff Brown, Esq. from
Joe Thomas from Metro Development
Mann From Metro Development

Mr. Brown made his presentation. Asked to include the other residential properties. There is one who did not want to sell.

He went over the development plan. Multi-family units. A couple detention ponds. Existing stream on the property.

Parking 1.5 spaces per unit. Exceeds it. 78 spaces. Also there are garages. Mounding and landscaping to deter parking in one place and walking over to the development.

Between the single family subdivision and the freeway.

Will have a clubhouse with typical amenities.

Metro – Developing since 1968. Located in Westerville but develop mostly in the City of Columbus.

700-1100 sq. Ft per unit Rent is 900 to 1100 per month

Clubhouse 5000 sq. Ft.

Resort style pool (30x60) Outdoor kitchen

Multiple sidewalk connections throughout

Area to the south is almost 9 acres of open space

Tried to keep these as far from homes as possible

Storm water issue – contribution to existing sewer system; have to reduce pre-development to post development by 1/3. They are reducing it by 8 cu ft from existing

They are not tributary to the large pond to the south. Both pipes go east.

Mark Mann, Advance Civil Design

Access study

Impact Study

Less than 200 trips from development only require an impact study (163 trips in pm peak hour)

Recommending of a left turn lane westbound on Trabue. Need right turn only coming over the bridge and down the hill.

Commissioner Endicott asked about traffic. Traffic access study is all that is required. How can you help with full regional traffic study? Mr. Mann explained how they calculate the numbers for traffic.

Mr. Brown spoke with traffic engineer about traffic study that other two developers are participating in. He summarized his understanding of that agreement in that part of the corridor. He indicated that there are growing inquiries from city council about traffic. Per Mr. Brown, the city will tell us what we have to look at.

Hari Ruiz indicated that they would like to see the developer step up and be part of the solution instead of part of the problem.

Mr. Thomas responded by itemizing the fees and taxes that they pay to the City of Columbus. They are making a half million dollar investment in the roads as required by the City. They are doing what is required of them. It is not the minimum.

Commissioner Weber asked about the set back from Trabue Rd. To Trabue Frontage Road. 100 feet. Turn lane will be in the existing right of way.

Commissioner Weber is looking at a real solution for traffic issues. Getting pinched more and more.

Mr. Thomas indicated that he does not agree.

Mr. Brown indicated where is will get pinched is in the residential area. There is room in the right away for the City to make improvements.

Mr. Thomas indicated if the City decides to expand Trabue, the developer will have already completed 12 feet of that.

Commissioner Dyszel asked about consideration given for left turns out of the subdivision as all the stores, restaurants, etc are to the right.

Mr. Thomas offered to provide a copy of the study and will forward it to the Chair of the Zoning Committee.

An audience member (Cathy Oliver) indicated that the apartments will decrease the property values of the homes in the areas.

Mr. Thomas and Mr. Brown then discussed the housing shortage and the fact that we are behind in providing housing for all of those moving into Columbus.

Doug Goddard indicated that they want to talk about how this project will impact traffic, etc. in this area. He then indicated that he was surprised that they had not provided the traffic study to this Commission. Mr. Thomas indicated that they provide it to the City who approves it because none of the people here are traffic engineers that he is aware. Mr. Goddard indicated that he would like to see the traffic study. Mr. Thomas disseminated to Mr. Goddard and committee members an August 29, 2019

Kevin Miner (resident of Brook Hollow) asked how many trips would be expected. Answer: PM peak is 163. One hour peak period per day.

Jeff Cooper, resident of Brook Hollow. – Asked if they were going to widen the hill. Mr. Thomas and Mr. Mann indicated that yes, they were going to make the roadway wider. It will be wider after the hill.

Kevin Miner asked if it would be a shared left turn lane WB. Answer: No two separate turn lanes. 225' each. (Mr. Thomas)

Cray Kims 4820 Wild Ash – asked about 3 stories versus two story houses in the area. Not going to blend. Mr. Thomas talked about clustering and canopy to minimize this. No problem with increasing the buffer along the east property line. Traditional building is 35 feet tall. Traditional housing is 28 feet so difference of 8 feet.

Jeff Cooper asked if they would be moving the fire lane to preserve the existing trees. Mr. Thomas indicated that they would look at this.

Mr. Kims asked them to consider how they would blend this with the community.

Mr. Thomas stated that the one thing he cannot do tonight is to go from 3 story to 2 story tonight.

Commissioner Dyszel indicated that connectivity between neighborhoods is an issue. No outside connectivity in this project. Mr. Thomas said they cover Trabue Road with a walkway. They will not have a walkway up Trabue. Challenge showing a walkway because usually neighbors do not want that connectivity. Commissioner Dyszel asked about a resident wanting to catch the bus having to walk in the grass frontage.

Mr. Thomas stated that when we get the road widened they will put in a trail guaranteed.

Hari Ruiz asked about fire access drive. How keep other vehicles from using the road. Emergency Ballards that fire would have to remove to get equipment through.

Mr. Goddard asked about the letter being contingent upon coordination with Franklin County Engineering Office with regard to the turn lanes. Mr. Brown and Mr. Thomas indicated that the city will coordinate with the County Engineer.

Mr. Thomas preliminary engineering has been done for whether the turn lanes will fit.

Mr. Mann stated that the engineering for the turn lanes had not been done but the measurement calculations have been done.

Darrell Riley (Brook Hollow) wanted to make some statements. The two streams on the map. The culverts were too small when Development was built. Per prior land owner. Frequent flooding right now. Residents had basement flooding. City built a basin but there are still problems. He wants to know how they assure that the complex isn't going to make this worse. Kara (resident) brought in a picture of the flooding on the property.

Mr. Thomas – provided the size of the pipes for each area of acreage.

Post development it will be reduced (release rate) Mr. Thomas provided the numbers and then explained to residents what that means.

Cutting it by 2/3

Hari Ruiz asked if it takes into account the increased storm activity that we have been seeing

Mr. Thomas stated the 100 year flood rate and then the release rate for the same period.

Mr. Riley indicated that he doesn't trust this as there have been two chances to get this right and residents are still having issues.

Mr. Mann indicated that they are adding less water after developed than what there is now.

Mr. Riley indicated that all the water comes from the freeway so he doesn't see how it will be reduced.

Mr. Mann explained that they are taking the freeway water and then reducing the overall.

Mr. Riley asked what happens if they get it wrong? Mr. Brown blurted out that they get sued.

Mr. Thomas indicated they he doesn't want his property to flood.

Cathy Oliver stated that once these developments are built they are sold. Mr. Thomas denied this and stated that they maintain their properties.

Warren Pfiff (1600 West Ongaro Drive) He asked what the impact coming from UPS is as far as traffic goes. Trying to get out of Ongaro in the a.m. is difficult due to the high commercial volume of traffic.

Commissioner Weber indicated that the County Engineer spoke last month about cooperating with UPS to reduce traffic on Trabue. Unclear what that is exactly.

Per Mr. Brown traffic counts count all vehicles. No distinguishing between residential and commercial.

Mr. Riley indicated that the traffic now is existing but does not account for what is coming from all of these other new developments down by the quarry and with the UPS expansion.

Mr. Brown reiterated the plan for Quarry and Preferred Living.

Hari Ruiz indicated that only goes to Hague and Trabue. No further west.

Mr. Thomas indicated that they have to work with MORPC and ODOT. He isn't allowed to do any improvement along Trabue no different than any other resident. He further stated that they have joined that process by complying with what they have to do. Commissioner Endicott stated that he is asking Metropolitan to join that traffic implant study.

Mr. Thomas argued that Wagennbrenner was required to do a regional study. Commissioner Endicott stated that they are not required.

Brian Turner (Marble Cliff Crossing) – he is interested in the morning peak time traffic going EB. Mr. Mann indicated that am was one hour between 7a.m and 8 am (existing)

10 year horizon. Am 474 wb and 799 eb

Impact of their project — they will add 76 vehicles to EB 33 to WB

Ponds are close to interior roads. He asked about something blocking them off. Mr. Thomas indicated that they are shallow going in. (Safety bench – shallow slope) Mr. Mann indicated that there is nothing as a barrier but just the safety bench.

Mr. Thomas indicated there is an 8 inch curve and landscaping that should stop a vehicle.

Marty Lukesevich (Brook Hollow) he asked about electrical and gas to take on the additional capacity.

Mr. Thomas indicated that they submit downline studies for all utilities.

Water – city does flow test

Electric – they are all electric units so checked feasibility with AEP

AEP will not have to upgrade for this project

Ron Heckart (Ongaro Drive) lots of concern about traffic. Traffic studies are no realistic. Is there anything they can do to give the area commission more strength to get traffic studies done for the regional area.

Commissioner Endicott indicated that there was a lot of push on the Quarry project related to traffic.

Hari Ruiz asked to extend the meeting by 15 minutes. It was agreed to do that.

Jeff Cooper indicated that he made calls to existing apartment complexes and found over 100 vacancies. Do we really need that right now?

Mr. Thomas stated that vacancy rates are at 5%.

Mr. Thomas indicated that it is absolutely necessary.

Mr. Thomas pushed back against Jeff Cooper about comparable cities to us on how much housing they have versus us.

Hari indicated that Preferred Living is under the umbrella as Metro. Mr. Thomas said no they are not.

Mr. Riley indicated that since there is a hold out that won't sale, would they buy that public land to build better access. Mr. Thomas indicated that they could only do so if they were able to purchase that last parcel.

Mr. Riley also indicated that he has a gate to access his yard from Trabue Frontage Road and if they do that, he will not have access to his yard.

Mr. Thomas asked if he had an easement. Mr. Riley stated he didn't think it was on the deed.

Hari Ruiz asked how they would keep residents from leaving the property into other residential properties.

Mr. Thomas indicated that he doesn't like fences. He doesn't like building them and doesn't like seeing them.

Hari Ruiz asked if residents would be walking around the preserve area. Mr. Thomas stated that there would be no reason to.

Hari asked if they would be submetering the electric. Mr. Thomas indicated that they do and they sell to their residents for less than AEP. He indicated that they could walk down to the statehouse and into the speakers house right now and discuss it.

There was additional discussion about drainage issue. Mounds are great for privacy but it will only keep the Metro property dry. Resident asked who she calls if she had an issue. Mr. Thomas indicated that she should call them.

Ms. Oliver chimed in that she should call whoever buys the property.

Mr. Thomas asked if anyone ever looked down the pipe downstream to see if there was blockages down further down the pipe. Mr. Thomas asked if this water issue was happening today.

Mr. Brown, Mr. Cooper and Mr. Mann had additional discuss about the water run off. Mr. Mann indicated that the water run off will be slower than it is today.

Resident asked how is it going to work and if it doesn't who is going to fix it.

Commissioner Endicott indicated that he would like to see a drawing and text on how the water runoff will go and see it be part of the legislation.

Mr. Thomas explained that the city will not include water runoff plans in the legislation.

Chairman Endicott indicated that he will ask that question to City council.

Mr. Thomas stated that he would provide the water plan and meet with theses residents afterward.

Chairman Endicott indicated that the city has repeatedly told him to get what we want in writing and attach it to the legislation.

Mr. Brown stated that he has been doing this for 40 years and those items do not get included.

Mr. Brown stated that they have nothing to hide. Let him know what we want and they will provide it to us.

Ongaro Road resident indicated that the stream has become 20 foot wide when it rains and it used to be so narrow kids could jump across it. The Engineers office has been out a number of times.

Mr. Thomas indicated that they are cutting the water by 2/3.

Mr. Brown indicated that the rules regarding storm runoff have changed over time. That is part of the problem.

Hari Ruiz asked if he already purchased the property. Mr. Thomas said no. Mr. Brown said most of it has already been annexed. The subdivision residents did not get notified because the lady that owns the largest parcel is considered the adjacent property.

Commissioner Leppert asked about current zoning is low to medium residential. Mr. Brown indicated that they put it into that category. Changing it to L (limitation). Mr. Brown will put what they can in the text. Current proposal will put it into the medium to high density. 12 units per acre with right of way it is 13.6.

Notices 125 feet from the perimeter. Commissioner Endicott asked about who all got the postcards. A resident indicated that only two got postcards.

Mr. Brown indicated that they could add anyone who wanted to to the mailing list. They are full disclosure and do not want to hide anything.

City is looking at requiring the applicant to post a sign on the property.

Ms. Oliver stated they are doing the absolute minimum and nothing more.

Commissioner Dyszel asked about why they have chosen not to develop the green space. Mr. Thomas indicated that preserving the canopy is better for the area.

Commissioner Weber indicated that we should vote. He clarified that they are voting on the rezoning.

Commissioner Weber moved to reject this application.

Mr. Brown asked if it made more sense to come back in October to make a more informed decision.

Commissioner Weber stated that density and height are his concerns.

Commissioner Weber withdrew his motion.

Commissioner Endicott asked to see more on the water and sewer issue and partnering with Wagenbrenner for the traffic study. He asked about what is unique about this development.

Mr. Brown indicated that keeping the tree canopy is unique. No other developer is going to do that.

Commissioner Weber stated that he thought there should be a conservation easement. Mr. Thomas indicated that they don't need one.

Residents expressed concern about affects on their property value.

Mr. Thomas stated that we were looking it all wrong.

Commissioner Weber moved to table the vote on this application. Commissioner Endicott seconded it.

No roll call vote was held. The residents vacated the room and the chair considered the motion passed unanimously.

The meeting adjourned at 8:59 p.m.