

WEST SCIOTO AREA COMMISSION – Zoning Committee

October 2, 2019 7:00 p.m.

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

Council members Weber, Leppert, Endicott, McKinley, and Cabral were present. Commissioner Cabus was absent.

Approval of the Minutes of the October 2, 2019 meeting were tabled so that the commissioners have time to review them.

Commissioner Endicott summarized what he and Commissioner Cabral experienced at the Columbus City Council meeting when they attended. Commissioner Endicott also gave a brief update of the applications that have been heard.

The visitor charge was read by Commissioner Endicott. He further explained the meeting/voting format.

Application Z19-049 [4407 Trabue Road]

Commissioner Endicott summarized the presentation regarding this application from the September meeting.

Jack Reynolds, Smith & Hale – here on behalf of Jeff Smith
Joe Thomas, Metro Development developer was present as well.

Changes made since last month

Preserving the tree line along the eastern boundary. Also, fire lane was shifted to the west to preserve the tree line. 13 buildings, 312 units, 12.61 which is within the permitted 1 and 2 bedroom apartments

Discussion about storm water retention. They asked Advanced Civil Design to prepare a memo of how storm water will be handled. The description of the plan for storm water was provided to the area commissioners and all those in attendance.

Parking – added additional parking spaces. Code requires 468 spaces and they are providing 566 spaces. It is now 1.81 spaces per unit.

Traffic study – it was submitted to city of Columbus and the County. City of Columbus signed off on what they were proposing.

They will pay \$1,000 Per unit (\$312,000) to the city in the event that there need to be more regional traffic improvements.

Traffic concerns on Trabue frontage road. Changed to parking internally, inside of the setback instead of along Trabue Road.

Jessica Rice expressed concern about residents parking on the street. Joe indicated that they could post that as no parking.

Erin Minor, Brook Hollow resident, asked about the regional traffic study. Joe indicated that he believed that in a years time the study would be underway. They are willing to push the city to perform the regional traffic study. They will also contribute to the consultant's fee for the study. Ms. Minor asked if they would get to have input into the traffic study.

Joe reiterated that he is willing to give \$1,000 per unit for traffic improvements and then separate money for the regional traffic study.

Hari Ruiz asked for clarification on the traffic studies that are out there. Wagenbrenner study includes 6 intersections only – all in that general area. Then there is the proposed regional Trabue Renner corridor study – from Riverside drive to Alton Darby Road west of Hilliard Rome. She asked which one they were contributing to. Joe indicated they would contribute to whichever one makes the most sense for the city.

Wagenbrenner commitment is Phase Two. Hari indicated that it was in the horizon years.

Linda Sherman, Brook Hollow – What is rent? \$900 - \$1200

Ms. Sherman lives in the front of Brookhollow. Traffic is a huge problem now and continues to get worse. She questioned how much it would cost to change two bridges over I270 and the Railroad tracks. She spoke about the turn lane only accommodating 3 cars coming down the hill. She reiterated that the downhill has a tree line now and landscape will have to change to accommodate the left turn lane.

She pointed out that this same developer just put in the apartments at Trabue and Wilson and has already sold them. Ms. Sherman also spoke about breakins of cars increasing. Also apartments will drag down the value of the homes. This development will cost her money for their own selfishness. Ms. Sherman continued to speak about flooding issues that currently exist.

Kara Koehler Brookhollow – concern about how to make a decision without the regional study

Daryl Brookhollow asked about traffic study failing at several intersections

Kathy Oliver Brookhollow – How are emergency vehicles going to be able to access this area.

Vido Durondo – Asked if developer looked at the water flow that goes underneath I-270. Also adding culverts? That is a possibility. Concern is the increase in the flow. Mr. Durondo asked if they had an issue with an independent review of their modeling on storm water drainage.

Commissioner Endicott indicated that we wanted to codify everything into the documents that is discussed here.

Joe stated that they still had to have a design engineer submit plans.

Commissioner McKinley asked about the county's approval for the traffic study. They have approved it. She also asked that the funding offered be in the zoning documents. Joe agreed that it would be and that it would be paid up front.

Selma Pyles Ongaro Drive, her house floods. Current on the stream is very swift.

Several residents showed pictures of the flooding that happens

Rod Hacker, Ongaro Drive. Creek flows through their lot. Kids could jump over the creek when they first moved in. Since then, they have lost 3-4 feet of water. He indicated that they mentioned it to the County Engineer and that they said an open ditch is the best way to funnel water.

Hari Ruiz asked if their modeling accounted for climate change. There have been more than 15 days that had more than 9 inches of rain. Joe indicated that they looked at modeling for all years going forward.

Joe indicated that they are compliant with professional design guidelines and willing to work with anyone they want on the existing water issues. Willing to work together to come to a common goal and help neighbors.

Commissioners Dyszel attended in the audience.

A resident asked about treatment of ponds for mosquitos. Joe indicated that they do that.

A resident asked how a traffic study makes sense after the complex is already there. Joe indicated that the city isn't able to do the improvements on their own in advance. It gives developers a chance to contribute to assist in this effort.

Commissioner Weber – stated that all of these issues could be addressed by seriously reducing the number of units. Joe responded by indicating that they are leaving a large parcel of green space/trees. Committed to leaving a large buffer. Preserve 9 acres of trees.

Larry looked at this project and then at Addison Woods. He thinks you could put about 200 units on that same space. It would decrease these issues by quit a bit.

Joe spoke about the density of both areas.

Resident question – density medium to high or low to medium? Joe stated that he believes that it is low to medium. Resident indicated that it was outside the area plan that currently exists.

Joe indicated that they are asking for a vote this evening. The concurrent CV application is not before us tonight. They would come back for that.

Need a vote and then this will come before the whole area commission at the October meeting.

Do we approve this application for recommendation to the full area commission?

Commissioner Cabral voted nay, Commissioner Endicott voted nay, Commissioner Leppert voted nay, Commissioner McKinley voted nay, Commissioner Weber voted Nay

The application will not be recommended to the full area commission.

Joe spoke about the sidewalk around Addison Woods. They are working on it. They can't build it per plan and it needs to be revised.

Commissioner Endicott asked Joe to consider doing a broader traffic study for that down hill slope and what kind of traffic they will be adding.

GC19-046 [3255 McKinley Avenue]

Katerina Carrick on behalf of David Hodge. He apologizes that he isn't here. If we vote tonight, then David and Jared Smith will be at the full area commission. They also wanted us to know that they are willing to partner in the regional traffic study.

Graphic variance application – seeking one variance from 3375.12(A)
Projection sign installed on the building at Trabue and McKinley

Commissioner Endicott circulated the application and plan.

Similar to other apartment complexes in Columbus that they have done.

Building is 50' high and the signage would be a foot from the top of the building.

Set back is 180' from the right of way.

Letters are about 20' high, except for the B is 23-24"

House is 13" in height.

Weight is 1200-1500lbs.

They want to make it more visible to traffic driving thru that area.

This is part of the brand and has been installed in other areas of the city. It isn't in conflict with the code so not prohibited. Code just says they need to seek a variance?

Commissioner Endicott asked if this was part of what the developer does, why didn't they include it in the initial plan? Answer is that it has to be a separate application.

It was not on any of the renderings provided to the commission earlier.

Commissioner Endicott asked about the archway. A variance was granted for that but it is on county property so our area commission was not included in being advised about it. He indicated that it was like the wool was pulled over our eyes. Doesn't like to hear we did what we had to do.

Prefers that developer be a good neighbor and keep everyone in the loop. She isn't sure why they did not come to a meeting or give notice to the area commission.

Discussion was held about the description of the sign was reminiscent of a casino sign.

Commissioner Dyszel asked if developer looked around the area to see if this would fit in with the area.

Commissioner Weber reminded her of the fact that Upper Arlington is their neighbor.

Commissioner Cabral stated that David and Jared were at one of our meetings where she mentioned the uniqueness of the parcel and how we needed to think outside of the box and make that area unique. Columbus has very few areas in which we can make it unique. Preferred Living is stripping this area of its history and elegance. She suggested that they look at maybe making a sign out of limestone to honor the history of the quarry.

In general discussion was had that the project is going to stick out because of its height.

Hari Ruiz indicated that landscaping with native plants can be just as good.

Katerina indicated that she lives close to this project and that there are a lot of changes in that area. We are at the front of the development of this area. She further indicated that this was brought up before. This signage is significant to their brand. She indicated that we could raise these issues at the area commission meeting. She continued to assert that the property owner has rights.

Commissioner Endicott indicated that we would need to give a legal reason why we do not support this.

Commissioner Weber indicated that we can turn this down for any reason.

Katerina argued that this isn't true. It's a reasonableness standard.

Deb Boyd asked about how much illumination there will be. There could be issues with seeing where you are going on the road depending on the illumination.

Commissioner Weber indicated that the city takes into consideration the preferences of the commission.

Hari Ruiz asked about light pollution of the apartments which are by this sign. Katerina doesn't think it will be an issue.

Commissioner Dyszel pulled up a photo of another Preferred Living project where they used this type of sign. It showed a lot of illumination near apartment windows.

With this sign the lights are around the outside and the letters are clear acrylic

Commissioner Endicott indicated that the plan is to appear at the full commission meeting on October 17th.

Katerina asked that the zoning committee take a vote on this tonight. Focus on the signage and not general concerns about the progress of the area.

Should we recommend this variance application to the full commission?

Roll call vote was held

Nay – Commissioner Cabral

Abstention – Commissioner Endicott

Nay – Commissioner Leppert – thinks its ugly, large and neon and not consistent with the area

Nay – Commissioner McKinley

Nay – Commissioner Weber – not in keeping with the area

Meeting was adjourned at 8:37 p.m.

