

Zoning and Variance Meeting 4/5/2023

- Call to Order: 7:00 PM at the Hilltop Library 311 Hague Avenue.
- Members Present: Deb Boyd, Eli Bohnert, Leyila Cabus, Rita Cabral, Vance Cerasini, and Mick Newman.
- Minutes written by Leyila Cabus.
- Bohnert motioned to approve the previous meeting minutes. Boyd seconded. The motion passed unanimously.
- Z23-014 and CV23-020 2400 Old Dublin Road:
- The first phase of Quarry Trails was 28 acres. There are 293 apartment units and most have turned over so far.
- Bollinger, the representative of Quarry Trails, reports that all of the apartments should be full by the end of August.
- Quarry Trails has already broken ground on phase 2.
- Quarry Trails was approved for around 500 units in the area of the pre-existing Tire Shop on Trabue Road.
- Quarry Trails has 5,000 square feet of commercial area/office space.
- Thrive reports that there will be a gym, a community space office, an acai and smoothie store, and a brewery/coffee shop.
- Thrive is hoping to be done with the project completely by 2025.
- The New Community Authority will own the concurrent road surrounding the Quarry Trails Project.
- The 463 units that the developer is accounting for have already considered this amount in their traffic study.

- Thrive will be coming in next month to officially ask for the zoning committee's approval or disapproval
- Thrive's project also asks that parking will be reduced.
- The city of Columbus estimates that Thrive will be adding six million dollars.
- The project will have wider sidewalks, parallel parking, and Bollinger reports that connectivity is a huge area of importance for this project.
- Metro Parks is currently considering creating a pathway out of an old quarry walkway, but no finalizations or commitments have been made.
- Thrive's plan is to put one parking space per bed.
- Z23-012 and CV23-019 3451 Trabue Road:
- This applicant on this project is MJK Ventures Trabue LLC. David Hodge is representing the project with Jerrod Smith, representative of Preferred Living.
- The size of the lot is 11.5 acres.
- The Trabue Roberts Plan calls for 16-45 dwelling units per residential densities.
- The applicant would like that the site would use approximately 340 dwelling units on 10,000 square feet for commercial space. The project would still include commercial use.
- The current zoning is for 990 units and a 60 foot height district.
- The applicant has annexed 4 parcels of the land.
- The taxes would be separated on the land.
- The applicant is asking for the zoning to be CPD which would be changed from the City of Columbus' original regulations for CPD.
- The applicant would like to reduce the kinds of commercialism that would go into the project.

- The applicant would like to do residential on the first floor with commercial spaces being on the frontage of Trabue.
- The minimum setback would be zero feet and the maximum building setbacks being ten feet from Trabue Road, except where a public-private setback zone is provided.
- The committee gave Hodge and Smith feedback that they would like for the 4 story buildings to be in the back instead of being on the frontage. The committee maintains that we would like to maintain the character of Trabue.
- The back buildings have a walk-up structure. The 4 story buildings facing Trabue have an interior hallway and an elevator.
- The hope is that there would be 5,000 square feet of bar and restaurant use.
- The applicant will request that there be a left turn lane on Trabue Road for their development.
- There was some traffic concern because committee members are worried that there are too many cars concentrated near McKinley and off of Trabue.
- There was public feedback that they would prefer the 4 story buildings towards the front on Trabue Road.
- The applicant prefers commercialism on the frontage to entice potential customers.
- There was public commentary that they would prefer that we should approve the project.
- Cabus motioned to extend the meeting to 8:50. Newman seconded. The motion was approved.
- Cabral suggested that there be a community survey to ask their opinions on the matter.
- There were public opinions expressed that the public would not prefer the signature Preferred Living flame added to this project.

- Old Business:
- Cabral would like to address the comments on the bridge on Trabue Road.
- The committee needs to have a nomination for zoning chair and vice chair.
- Cabral stated that she would like there to be a form with the potential form that would have the people who would be interested in the individual positions as zoning chair, vice chair, and secretary.
- Cabus recommended that we send a group letter on the Trabue Road proposed bridge replacements as a group and then have members send in their own personal letters to the Franklin County Engineer's office.
- Call to Adjourn: The meeting concluded at 8:50. Cabus called the motion and the group approved the motion to end.