

Meeting Notes from Tuesday, November 6, 2017 meeting of the UAC Zoning Committee:

6:00 PM – Business/administrative session.

- Discussion of agenda items
- Discussion of how zoning procedures are working at commission meetings. There were no concerns at this time. All felt the time limits on speaking have been helpful in making our meetings more efficient.

PRESENT: Susan Keeny, Rory Krupp, Brian Williams, Craig Bouska, Seth Golding

EXCUSED/ABSENT: Aaron Marshall, Pasquale Grado

VISITORS:

6:30 PM – Applicant(s):

1. **2488 Summit Street** – Preliminary meeting to discuss proposed infill development for the property located at 2488 Summit St., just north of the corner of Tompkins and Summit.

Project Information/Applicant Presentation:

- This is a vacant lot between a brick, 3-unit apartment building & a corner commercial building (Jack's Corner Pub) with apartments above.
- The proposed building is a new, single-story infill commercial building.
- Proposed use is for and 'eating/drinking establishment'. It is intended to be a destination 'event space' for the Daily Growler. The owner of the Daily Growler has existing bars in German Village (High Street), Powell and Hilliard.
- Owner stated that he has had many requests for event space for parties, showers, sports parties, etc. This lot in the University Dist. was seen as ideally located midway between the owner's existing establishments.
- Photos of existing vacant lot & adjacent properties below:



Vacant lot – Project Site



Apartment Building



Jack's Corner Pub

- **Project Details:**
 - Several plan options were presented with building sizes. Total square footage ranged from approx. 1342 SF to approx. 2000 SF.
 - In all schemes, outdoor dining is proposed in the front of the building, in the rear, and on the rooftop patio.

- Proposed variances were based on the plan with the largest square footage.
- There is only one variance proposed:
 - Section 3312.49. Minimum numbers of parking spaces required: to permit the code-required parking to be reduced from 19 to 0 parking spaces.
- The applicant has already spoken with city staff – zoning, traffic management – about the plan and received their initial comments.
- The site is only 27.5 ft. wide, which could permit only 2 parking spaces at the rear. If parking is created at the rear, traffic management said the parking stalls must be 90 degrees, pull-in off the alley.
- Owner is not preparing food in the bar, but preferring food trucks parked in the rear of the building for food service.

Discussion/Comments/Observations:

- Craig noted his preference for getting rid of parking for bars, which would reduce tendency to drink and drive.
- Comment that this is one of most complicated blocks in the district for commercial development.
- Reminder that area neighbors were against the expansion of the Rumba Café, and they have been a responsible venue over the years. Noise is always an issue.
- Craig and Rory agreed that making this proposed commercial space an event center hurts the neighborhood. A destination event space increases parking burdens.
- Applicants were cautioned that area residents probably wouldn't support this use with its request for zero onsite parking.
- Question: Has applicant thought of a parking solution? Response: Will seek a shared parking lease agreement with neighboring businesses & establishments that are not open at night.
- Recommendation: Applicant should speak to owners of Rumba Café for how they handle parking and the concerns of the neighborhood.
- Question: Why an event space that is open only some evening? Response: Part of business plan and request from current patrons of the Daily Growler. 'Wild Goose' and '614' are also event spaces that have community support.
- It was noted that a new business that offered something back to the neighborhood – meeting space, special events, etc. – would be more of an asset to the community.
- Question: Why a rooftop dining patio? This is a noise generator and would not be supported by committee and probably not the area residents. Response: Rooftop patios are popular and would help make this event space more attractive to users.
- It should be noted that the zoning committee was opposed to the rooftop dining patio. Especially noted was the fact that this property abuts residents to the north (apartment building) and a residential neighborhood to the east. There are other drinking and dining establishments in the area, but they do not have rooftop dining.
- Seth cautioned that this is the densest district in the city (& state). Response: Event space will book mainly district events: rehearsal dinners, baby showers, and smaller parties – quality events.
- Brian cautioned that the variance, once granted, goes with the property, and the property may not always be a local event space. It could become another typical bar.
- Neighbors have been burdened with noise generated from events at the Mapfre Stadium. Noise is a significant issue regarding quality of life for district residents.
- Recommendation: Applicant should schedule a meeting with the SOHUD group to present plans and ideas and receive their input.
- Question: If neighbors agree with applicant's plans, will the zoning committee support the proposed plans? Response: Neighborhood input is always critical for any proposed project. The zoning committee directs applicants to meet with neighborhood groups regarding their proposed plans before it takes any vote.
- Question: If the proposed plans for an event space are not supported, are there other ideas for what can be built on the site? Response: Alternative uses could be a shared office space or small office or added greenspace. Parking was mentioned, but the site is too narrow to accommodate much parking.

The applicants were encouraged to meet with the SOHUD group and were given contact information for that group. The applicants will keep in touch with the zoning committee regarding future meetings.

This was a preliminary meeting. No vote was taken.

NO VOTING RESULTS FOR ZONING COMMITTEE MEETING: November 6, 2017

MEMBER	Craig Bouska	Seth Golding	Brian Williams	Susan Keeny	Rory Krupp	Pasquale Grado	Aaron Marshall		
Attendance	Present	Present	Present	Present	Present	Excused	Excused		
CASE/ VOTE	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R*	Y-N-A-R	Y-N-A-R*		

*Y – yes; N – no; A – abstain; R – recused

***Revisions are noted in red.**

The following link is to the on-line zoning code, for your use and information:

https://www.municode.com/library/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO

For Commission Presentations:

Commissioners may speak twice, up to 3 minutes each time per Bylaws Article IV, Section 1(b).

PLEASE NOTE:

For All Zoning Presentations:

Applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, November 15, 2016** at the Northwood & High Building, 2231 North High Street, one block north of Lane Avenue, Room 100. Zoning cases will be heard beginning approximately at 7:15 PM. Applicants are to bring at least 10 hard copies of their presentation that best presents their specific case – the specific variances requested, any plans, photos of existing properties, and a statement of hardship as to why the particular request should be granted. There is also an available overhead screen and projector for applicant power point presentations. The vote taken by the UAC that evening will be communicated to either the Columbus Board of Zoning Appeals, or City Council, or Graphics Commission, which will make the final determination of all requested variances

The following parameters for all participants in Commission meetings with regard to zoning cases, per our REVISED bylaws, Article IV – MEETINGS, Section 7:

The following time limits will be adhered to for all zoning cases heard before the Commission:

1. Zoning Committee presents the facts of the case - **5 min. max**
2. Applicant Presentation - **7 min. max**
3. Zoning Committee report – **5 min. max**
4. Public comment (max 3 people each pro/con) - **2 min each (max)**. Only those who complete speaker slips prior to the case being heard will be considered for speaking based on the order the slips were received
5. Commissioner discussion: Commissioner who wishes may speak once per round for **1 min (max) for 2 rounds**. A Commissioner cannot save time for their second round or transfer their remaining time to someone else
6. Applicant response - **3 min (max)**
7. Commission vote
8. A motion to extend the max time limits can be made at the beginning of the case stating which portion(s) should be extended and by how long. The motion must pass by two-thirds (2/3) majority with no debate on this motion.