



**Far South Columbus Area Commission – Zoning Committee Meeting Minutes
Thursday February 16, 2022, 6 pm.**

Call to Order: Meeting Called to order by Zoning Committee Co-Chair Walker at 6:00 pm.

Roll Call:

Commissioners Present:

Commissioner C. Miller
Commissioner B. Miller
Commissioner Walker

Guests:

Brian Metz, TransSystems (representing COTA)

Z23-002 6675 Shook Road Columbus, OH 43137 : A presentation was made by Brian Metz, representing the Central Ohio Transit Authority and the Columbus Regional Airport Authority as the applicant and owner, respectively. The site is a total of 9.308 acres that was that was annexed into the City of Columbus on November 16, 2022. This proposed development will be utilizing the northern 6 acres +/- . The remaining 3 acres not proposed for development will be developed in the future, but those plans are undetermined at this time.

The parcel is currently zoned R, rural district and the applicant is requesting a proposed new CPD, Commercial Planned Development District designation. The following items were discussed by the applicant as information outside of their application:

1. This facility will replace a current impromptu Park and Ride facility located at a nearby Marathon Gas Station that is over capacity and not able to accommodate the electric buses that will be serviced at the new facility that is proposed.
2. A survey was conducted of the area residents by COTA and the Airport Authority, and the amenities, design concepts and services provided were all gathered from the large number of responses to the local survey.
3. Some of the facility amenities will be a Mid-Ohio Food Collective Market, a day care facility (operator to be determined), a walk in clinic (similar to a CVS or Kroger style clinic), Columbus State Community College facility in 7500 sq. feet, plus other tenants tbd.
4. Currently the #21 and #24 buses run to the existing facility at or over capacity and a second bus has to follow them to pick up additional passengers that can not fit on the first bus. This will allow for the increased capacity. Also Connections with Groveport Transit and Lancaster Transit are under negotiation as well as sweeper buses to local job connections. Bike racks and other

connections will also be available. This facility will connect to existing sidewalks that are dead ends to complete full pedestrian access. There will be traffic lights and crosswalks for pedestrian safety. Buses and cars will have separate entrance points and exit points, so they will never mix.

5. This will be a carbon neutral building. All buses will be fully electric. As they arrive at this new building they will plug in, recharge and then leave once topped off. The rainwater off the roof will be gathered for a community garden on site.
6. This development will be paid for by a Federal, State and MORPC combined funding source grant.
7. There will be a food truck court that will have rotating food offerings for the users and staff.
8. Extensive screening of mechanical systems will occur as shown on drawings. Also extensive landscaping and site improvements will occur. The detention basin for collection of water is also being handled in a decorative fashion and kept close to shuttle parking.
9. A traffic study will be submitted for this development.
10. 126 parking spaces (110 required)
11. The proposed building will be 26 feet high and approximately 21,000 sq. feet.

This zoning was presented by Commissioner Bruce Miller to the Scioto Southland Civic Association at their regular monthly meeting on Monday, 2/13/2023 and the Civic Association took no vote on the matter. There were no questions asked about the zoning or discussion in favor or against.

Commissioner Walker made a request for a vote to send a recommendation of approval on this proposal to the full Area Commission.

<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner</u>	<u>Vote</u>	<u>Commissioner Vote</u>
C. Miller	Yes	Walker	Yes	
B. Miller	Yes			

3 Yes 0 Nays 0 Abstentions

Recommendation of approval made

No other zoning business to be discussed.

Meeting adjourned by Commissioner Walker at 6:29 pm.

Next regular meeting Thursday, March 16, 2023, 6 pm, at the Columbus Fire Training Academy.

Submitted by: Commissioner Bruce Miller, Recording Secretary