

City of Columbus
Public Hearing – Zoning Code Amendment – Chapter 7A-HR District
(PC-16-115)
August 17, 2016

The August 17, 2016 Public Hearing to receive testimony regarding amending Chapter 7A with respect to residential and commercial planned unit developments (PUD) and adding a hotel use in the Horse Racing zoning district was called to order at 7:25 p.m. by Chair Garth Sternberg at the City Hall. Present were Commission members Jim Watson, Pam Wolowski, Jesse Preiner, and Jody Krebs; City Administrator Elizabeth Mursko, Planner Dean Johnson, and Recording Secretary Karen Boland.

Also in attendance were City Council members Denny Peterson and Bill Krebs; John and Julie Seibert, John Mastel, Larry and Quita Olson, Mary Preiner, and Pat Preiner.

Sternberg: Now we have a Public Hearing and Ordinance Amendment, Chapter 7A-HR District, pages 9-14. And, at this time, I'll ask the recording secretary to read the notice as published.

Notice was read at this time by the recording secretary.

Sternberg: Thank you. So, I suppose, uh, Dean?

Johnson: I'd be happy to give a summary. This particular ordinance was recommended by the City Council to facilitate the change in the zoning ordinance to allow hotels, motels, banquet facilities, convention facilities, so forth, as a conditional use within the Horse Racing District in the City. There are several sections in this, and in several staff meetings discussions about the mechanism to accomplish this, uh, we all agreed that amending the Planned Unit Development provisions, in addition to specifically allowing this as a conditional use in the Horse Racing District, was the way to proceed. And, so, I'll walk through these very quickly. It's not very new. In the PUD section, it's actually reorganization that simplifies the overall section, but, I'll walk from the very beginning. There's a reference initially about Section 7A-753. That is merely housekeeping. It required a correction to the reference in item B, which says 7A-819(C). It's no longer C it's all just one provision. Similarly, uh, there is a reference of the senior citizen in section 7A-763. That's missing a subsection number in front of that sentence that reads 'Senior Citizen housing subject to the requirements of . . .' That should say subsection d, so that's a correction we'll make in the final ordinance. The City Attorney prepared this; I reviewed it. Unfortunately, neither of us caught it until I was making some notes for this presentation. So that's a correction I'd like to make. The first new provision, then, in the ordinance, is in Section 7A-777, that's within the Horse Racing District of the zoning ordinance, and that's merely adding item number 11 under the existing conditional uses section that allows hotels, motels, banquet and convention facilities as part of a planned unit development, subject to the provisions of 7A-819. And then, the remainder of this is the reorganization of Section 7A-819, which is the Planned Unit Development provisions of the ordinance. And I'll just mention, some of you may recall, we had a visitor in the office who was here at this time when we established the PUD

provisions, and, initially, they were created only for the Suburban Residential zoning district, and, in that, were created a bunch of bonus provisions, a ranking or scoring system that allowed a potential multiple-family or attached residential development increase its density by providing certain amenities. And, in that, it had the list of those eligible activities, it had certain development standards, it had this scoring criteria, and it had a procedure. Then we added the lot-averaging provisions for the Rural Residential District. And, in that addition, we basically duplicated the procedural requirements, uh, and then added some specific standards. And then, most recently, we added senior citizen housing PUD provisions, which also included procedures. So, the City Attorney said, 'Enough is enough,' and totally reorganized this into one initial section that is the applicability and then the procedural requirements of all of those separate entities. So the first specific reference then comes on the next page, which talks about Suburban Residential, and outside of the modification in the section numbering, it's identical to what was in the previous ordinance, as is section 2, the Rural Residential lot-averaging provisions. Those are identical. Section 3 is a mere reference to the senior citizen housing PUD requirements. The only new section then, is item 4, which simply makes or allows, uh, the Horse Racing District -- hotel, motel, banquet, con-, uh, convention facilities are now allowable also under the planned unit development procedures. And, just as a reminder, all planned unit developments are processed as a conditional use. And so we go through that public hearing and permit procedure, so there's public input and so forth. Uh, but really the entire intent of this ordinance was to, number one, add horse racing as a legitimate conditional use--which it previously was not, and then add that in the planned unit development procedure. So, it's not quite as confusing. When you see it all underlined, you go, 'Holy cow! A new five-page ordinance.' It's just that it was all modified in its order and assembly. So, with that, I'd be happy to answer any questions you may have.

Sternberg: Any questions for Dean?

Watson: No, sir.

Wolowski: No, sir.

Sternberg: I have none.

Johnson: There is one, I make one other notation, there's another correction. It's on the bottom of the last page, I think, for reference. In Horse Racing, uh, second to last line there are two words, spelled t-o. I've got to cross one of them out. So, there were two corrections from this. Otherwise, we would, uh, recommend you pass this on to the Council as prepared by the City Attorney.

Sternberg: Okay. If there's no further questions, I'm going to open it up to the public. Anyone here from the public, that wants to speak on it? Okay, I'm going to close with the right to reopen if it becomes necessary.

Hearing closed at 7:33 p.m.

Respectfully Submitted:

Karen Boland, Recording Secretary