

**SCIOTO DARBY PRESERVE
COMMERCIAL DEVELOPMENT**

**SCIOTO DARBY EXECUTIVE COURT
COLUMBUS, OHIO**

**STORMWATER DRAINAGE MANUAL
TYPE III VARIANCE APPLICATION**

Prepared By:



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Date:

June 9, 2021

Rev. August 13, 2021

Rev. December 18, 2023

INTRODUCTION:

The following report provides information pertaining to a requested variance from the City of Columbus Stormwater Drainage Manual for the proposed development project for the Scioto Darby Preserve Commercial Development (CC-19057) at Scioto Darby Executive Court.

The project is the development of a 2.51 acre site for a commercial building, associated parking and an outdoor storage area. 0.35 square miles of drainage flows to the site. Based on the Stormwater Drainage Manual SCPZ requirements the width of the SCPZ is calculated to be 98.6 feet. Since the minimum SCPZ is 100 feet the site requirement is 100 feet. Over 44% of the site falls within the SCPZ. This includes 0.312 acres of wetland that is adjacent to the SCPZ but is outside the required width of the SCPZ.

The property configuration has a 40 foot wide frontage on Scioto Darby Executive Court.

In conjunction with the proposed development the applicant is seeking a Type III Variance since full compliance with the Stormwater Drainage Manual makes the project economically not feasible. The configuration of the parcel and the limited buildable area make the property unique and qualifies for a variance.

SITE CONDITIONS

The stream corridor protection zone runs along the southern property boundary. An existing Category 2 wetland touches the northern boundary of the SCPZ and is required to be included in the SCPZ per the stormwater manual. There are large utility easements (gas and electric) on the west side of the property that prohibit the site from shifting west. There is also a required storage setback that must be maintained.

DEVELOPMENT OPTIONS (Exhibits showing each development option are provided in the Appendix):

FULL COMPLIANCE:

Under full compliance access to the site would come from Scioto Darby Court and cross the stream at as close to ninety degrees as possible. Under this scenario 8,157 SF of SCPZ would be impacted along with 52 feet of permanent stream fill. The proposed stormwater basin would have to be moved to the west to avoid the existing wetland. This reduces the outdoor storage area on the site by almost 70%. Outdoor storage is vital to the proposed use and the amount of outdoor storage that remains with this proposal is not sufficient to support the business operations.

The stream crossing will require a 4'x11' culvert at an estimated cost of \$80,000. The cost of this crossing also makes the project unviable given that it is a small project and adding \$80,000 to the project budget has a huge impact on the overall viability of the project.

MINIMAL IMPACT:

Property owner will need to obtain an access easement from the property owner to the east. Access would come from existing drive on the property to the east. The new access would impact a portion of the existing wetland with a portion of the existing wetland north of the new access drive remaining. A total of 6,177 SF of wetland/SCPZ will be disturbed under this option. This remaining wetland would no longer be connected to the stream corridor and the quality of the wetland would degrade without the hydraulic connection. The proposed stormwater basin would have to be moved to the west to avoid the existing wetland. This reduces the outdoor storage area on the site by almost 70%. Outdoor storage is vital to the proposed use and the amount of outdoor storage that remains with this proposal is not sufficient to support the business operations.

PREFERRED DEVELOPMENT ALTERNATIVE:

Property owner will need to obtain an access easement from the property owner to the east. Access would come from existing drive on the property to the east. All of the wetland that is not within the normal SCPZ would be impacted which

is 14,031 square feet of impact. The wetland fill is permitted through an approved 401/404 permit from the US Army Corps of Engineers and will require mitigation through a mitigation bank. In addition to the mitigation required by the US Army Corps the applicant offers to provide a constructed wetland as the stormwater management device for this project. The constructed wetland will be 14,348 square feet and shall be encumbered by a conservation easement. The 14,348 square feet of constructed wetland will serve as mitigation for the 14,031 of existing wetland that will be filled. The normal SCPZ will be maintained with the only disturbance being the additional SCPZ required because of the wetland. We feel this option best protects the existing stream corridor and the increased wetland size will improve overall ecological health of the stream corridor.

STORM WATER MANAGEMENT MANUAL VARIANCE SECTIONS:

The applicant hereby requests a variance from Section 1.3.1 of City of Columbus SWDM regarding wetlands adjacent to the SCPZ shall be included in the SCPZ.

ANALYSIS

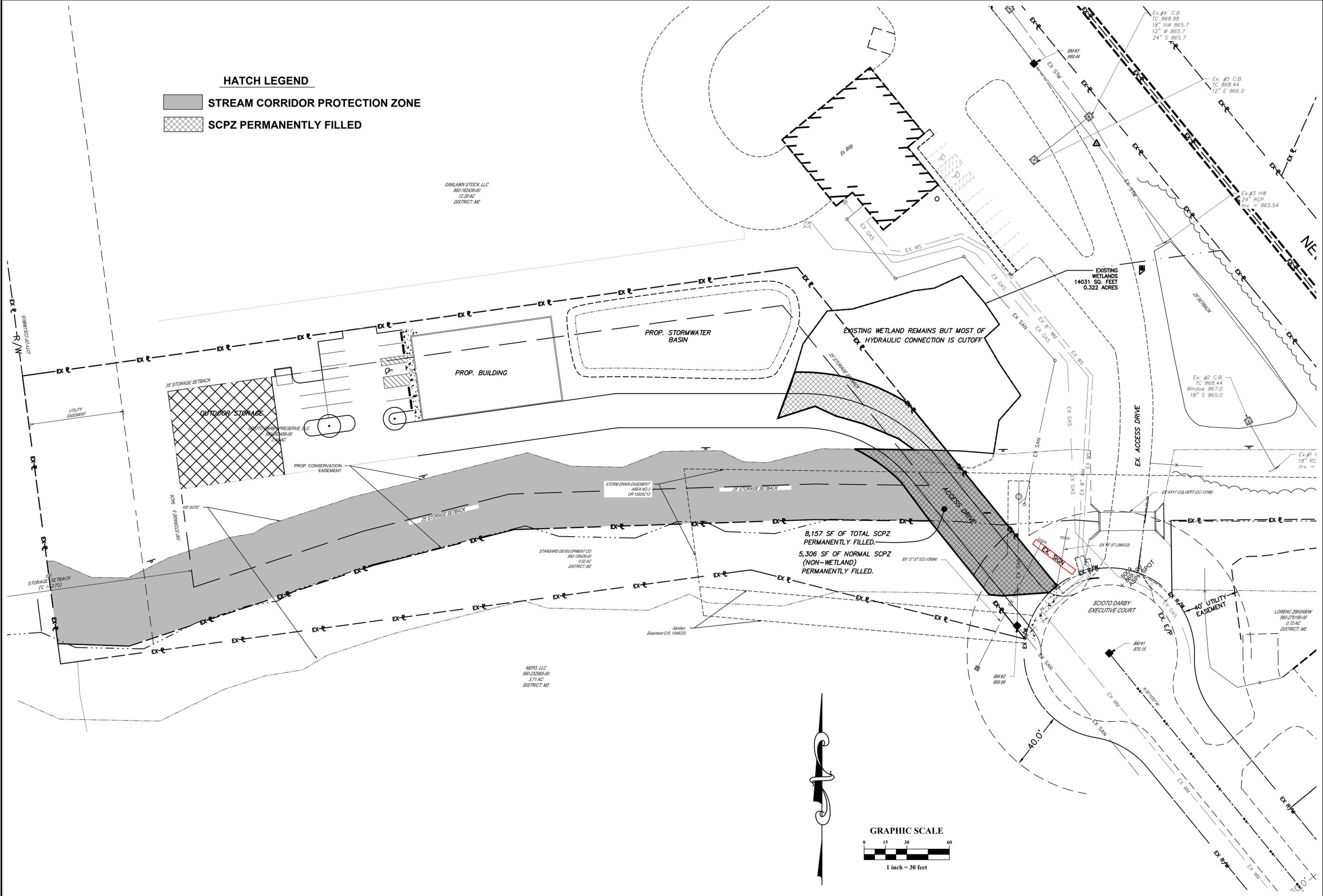
The site is very unique in nature with a limited access point onto a public right-of-way. Full compliance with the Stormwater Manual would disturb more of the normal stream corridor than the proposed variance alternative. The full compliance option disturbs (fills) 5,306 where the preferred option does not impact the stream at all. The extremely large cost of the stream crossing relative to the overall project cost also creates a hardship on the project if full compliance were to be achieved. Maintaining the normal SCPZ still renders 32% of the site unusable but adding in the adjacent wetland creates significant hardship. The applicant is willing to obtain an access easement from the adjacent property owner to minimize the SCPZ disturbance and eliminate disturbance within the normal SCPZ (not including wetland).

This project appears to be why there is a variance process available in the Stormwater Manual. Without a variance the project may not be able to proceed as there is not enough outdoor storage to support the day-to-day operations of the company and the cost of the stream crossing hurts the viability of the project. This project will provide jobs to the community and effort has been made to minimize the impacts to the SCPZ and limit variance request to just the adjacent wetland while maintaining the normal SCPZ and in additional the applicant has proposed a constructed wetland that will replace the wetland that is being disturbed. That will help the overall health of the stream corridor. The applicant respectfully requests that the City grant a Type III Variance from the Stormwater Manual for this project.

APPENDIX

HATCH LEGEND

-  **STREAM CORRIDOR PROTECTION ZONE**
-  **SCPZ PERMANENTLY FILLED**



PLAN PREPARED BY:



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CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

SCIOTO DARBY PRESERVE COMMERCIAL DEVELOPMENT

DEVELOPMENT OPTION EXHIBITS

FOR

SCIOTO DARBY PRESERVE LLC

FULLY COMPLIANT OPTION

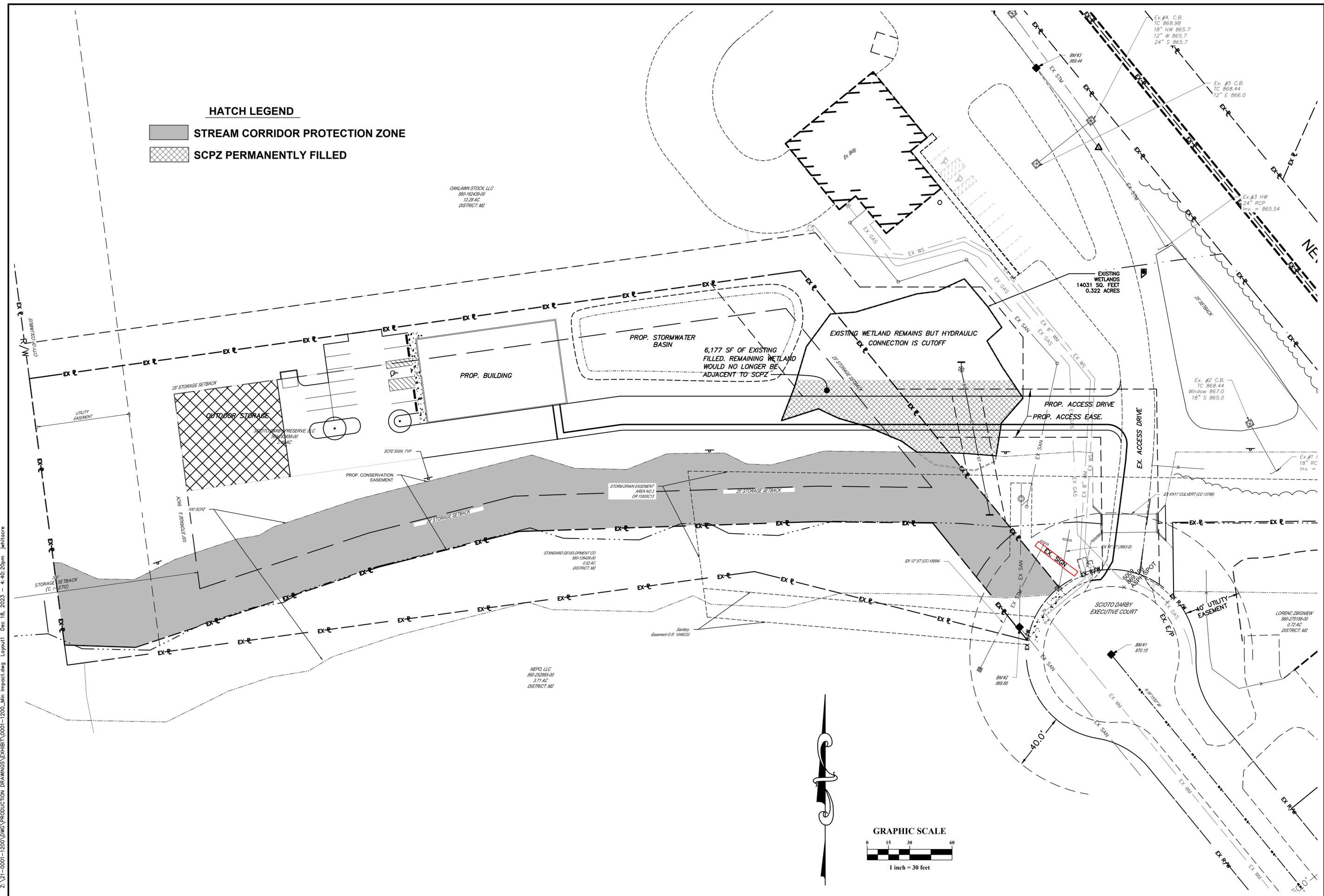
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08/13/2021: 2ND CITY SUBMITTAL
12/18/2023: 3RD CITY SUBMITTAL

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Drawn By: JLB	
Project Number: 21-0001-1200	
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HATCH LEGEND

- STREAM CORRIDOR PROTECTION ZONE
- SCPZ PERMANENTLY FILLED

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DEVELOPMENT OPTION EXHIBITS
 FOR
SCIOTO DARBY PRESERVE LLC
MINIMAL IMPACT OPTION

CITY OF COLUMBUS, FRANKLIN COUNTY, OHIO

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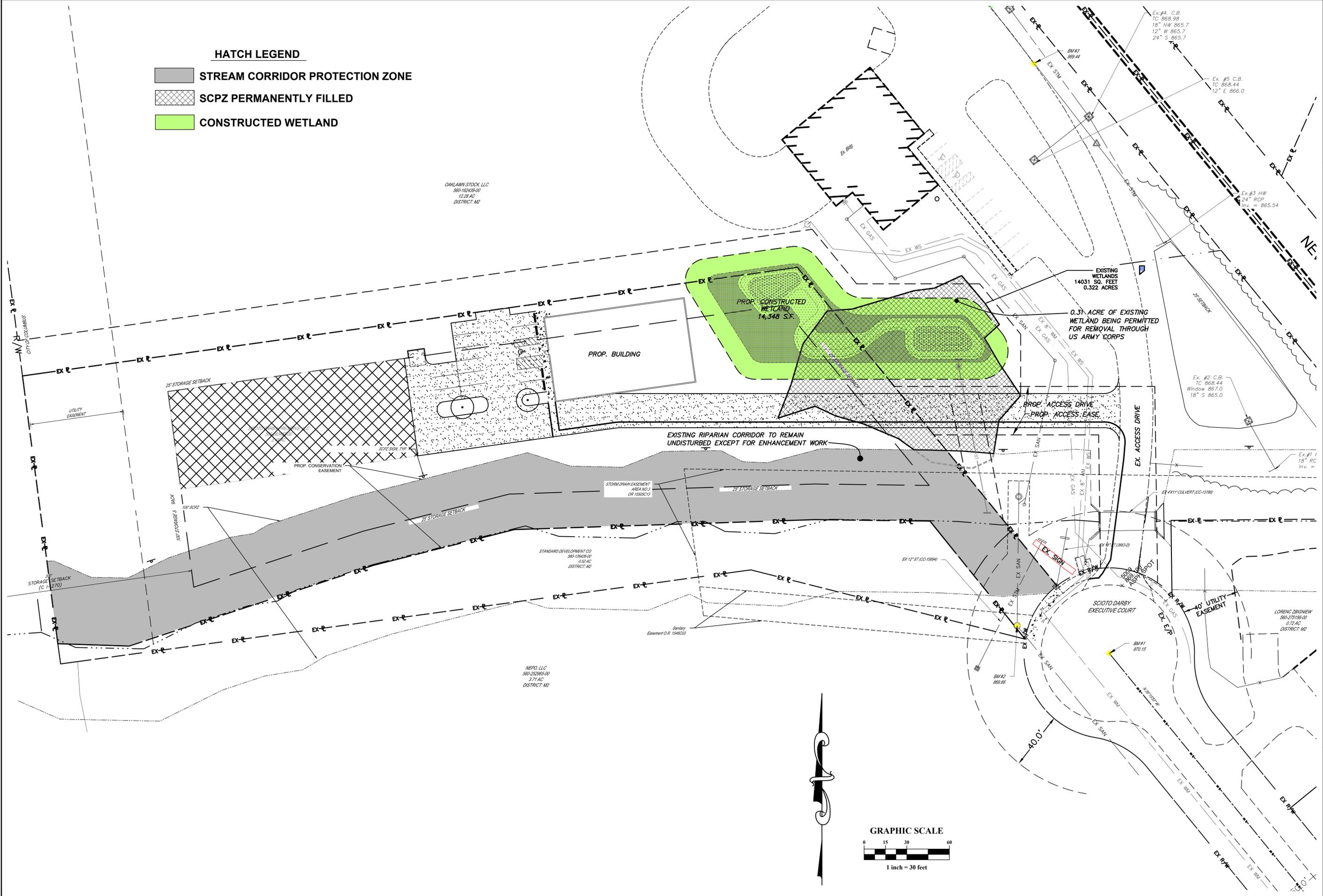
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Project Number:
 21-0001-1200

Drawing Number:
2 / 3

HATCH LEGEND

-  STREAM CORRIDOR PROTECTION ZONE
-  SCPZ PERMANENTLY FILLED
-  CONSTRUCTED WETLAND



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SCOTO DARBY PRESERVE COMMERCIAL DEVELOPMENT

DEVELOPMENT OPTION EXHIBITS

FOR

SCOTO DARBY PRESERVE LLC

PREFERRED DEVELOPMENT OPTION

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