February 23 2026
City of Columbus, Stormwater plan review
111 North Front Street

2606/2608/2610 S. High St. - Type II Variance from Stormwater Drainage Manual

The Proposed project is to construct on the vacant lot **2600/2602/2604 S. High St.** a three-unit dwelling with parking that is accessible from the rear alley of the property. The lot is currently vacant but historically had residential dwellings of a similar size was on the lot. Each of the three units will contain 3-bedroom units and 2.5 bathrooms, entry for two of the units will face the main street (**High St**) and the alley. The third unit will have entry doors facing the rear alley.

Even though this development will have a similar lot coverage in comparison to most dwellings in the area due to it being a three-unit development and is exceeding the threshold of 2,000sqft of new lot coverage the manual is requiring that we put together a full stormwater plan. A variance is requested because full compliance with the stormwater and drainage manual is impractical for an infill project like this. The requirements for a CC plan and onsite stormwater controls impose a major financial cost and significant scheduling hardships that would make the development **not viable and would result in the projects not being built and remaining undeveloped.**

Project Name: 2600 S. High St.
Parcel number: 010-113128-00
Site Area: 6,400 Sqft (0.146 acre)
Owner: Three on High LLC
Primary Contact: Gary Dunn 614 496-0589 gdunnchbc@gmail.com

The Project

The Proposed project is to construct on the vacant lot at **2606/2608/2610 S. High St.** a three-unit dwelling with parking that is accessible from the rear alley of the property. The lot is currently vacant but historically had residential dwellings of a similar size were on the lot. Each of the three units will contain 3-bedroom units and 2.5 bathrooms, entry for two of the units will face the main street (**High St**) and the alley. The third unit will have entry doors facing the rear alley.

The city of Columbus has a significant shortage of housing and is encouraging the development of increased density, especially in the surrounding downtown neighborhoods like the near South side. This project is ideal to help add much needed high-quality housing to the area, and already has support from the Near East Area Commission and other civic associations.

Important considerations:

A. The project has a similar footprint to most other single and multifamily dwellings in the area that implements a similar storm water management plan to what we are proposing.
B. Addition of high-quality housing to the urban core of the city
C. The proposed development will have a similar or equal impact on the city stormwater system as almost any other structure in the area including a single family dwelling.

Challenges:

Complying with the stormwater manual would add a significant financial burden to the development of new multifamily housing on infill lots. The goal of this development is to construct comfortable and reasonably priced units, if we were to shrink the scale of the project and fall below the 2,000 sqft threshold we would fail to offer comfortable and habitable space for the future residents.

One of the Biggest challenges to compliance is locating a civil engineer who can provide affordable engineering and a timely basis to even develop they're required full compliance or minimally impact alternative compliance. And understanding the requirement there are three pathways.

Full compliance : (See Attached Detail)

The plan would be to excavate and install an underground detention system at the rear of the property and connect it to the city combination sewer and storm pipes in the alley at the rear of the property. This would involve a significant amount of additional engineering, excavation, and potential other significant site work.

Having reached out to several engineering firms we are being told it will take anywhere to four to six months for a civil engineer to put together fully compliant plans.

Further it is our understanding that this work would require some or all of the following:

- Civil engineering for stormwater design and calculations
- Additional surveying
- Right of way permitting and inspections
- Excavation for underground detention, and backfilling
- Installation of detention system
- Right of way construction in the alley/street to tie into the city infrastructure
- Potentially requiring the replacement and relocation of the existing sewer on the property

Estimated Cost for Full compliance:

Engineering /Surveying	$15,000 - $25,000
Additional Site Work/Detention/Etc.	$25,000 - $40,000
Right of Way/Existing Utility Revisions	$20,000 - $30.000
Total	$60,000 - $95,000

Minimal Impact/alternative: (See Attached Detail)

The minimal impact plan would be involve implementing 3 methods to drain the rain water into the soil. First would be installing a slot drain at the bottom of the parking pad (closest to alley). Underneath the concrete parking pad we will lay a thicker gravel bed to create an area for the water to be drained into the soil gradually. Second the downspouts for the roof at the right side of the structure will drain into a subsurface tree well, the tree well will have an overflow drain

that will feed into the street. And lastly the downspouts for the left side of the structure will drain into a rain garden, which will have an overflow drain that will feed into the street.

Additional work Required:

- Additional engineering
- Excavation
- Grading and surveying
- Installation of additional gravel under parking pad and tree well
- Installation of rain gardens
- Installation of slot drain on parking pad.

Estimated Cost of Alternative Compliance:

Engineering	$ 7,500 - $10,500
Excavation/Site Prep	$10,000 - $15,000
Pipe/Gravel/Site Prep	$ 9,000 - $12,000
Landscaping	$ 3,500 - $ 5,000
Total	$30,000 - $$2,500

Preferred Solution: (See Attached Detail)

In the normal course of our plan construction we would install concrete sidewalks and parking pad, and have the downspouts drain through a curb cut to the street.

Estimated Cost of Alternative Compliance:

Since this work is already included in our basic budget no additional costs is anticipated.

Hardship:

The goal of this development is to build high quality housing that blends into the existing neighborhood at an affordable price point. The additional cost of following Full Compliance would increase the budget of the project by over 20-25% and it would extend the timeline for the development which would bring on additional overhead cost to cover the additional time it would take to complete the project. In addition to the time and cost of the construction, the delay of engineering will put the current financing plans in jeopardy and would bring even more costs to the project as new financing will need to be secured from an unknown source at an unknown rate. Once all expenses are put together it would require us to increase our projected rents far past our target rent goal for the units and would push the rent past what we believe would be viable for the area.

Alternative Compliance would still pose an increased financial burden but would not make as large of an impact on the final budget of the project full compliance. Nevertheless, it would still require us to increase our monthly rents to cover the additional construction costs, and the additional maintenance. The rain garden and subsurface tree well will require additional long term maintenance (keeping the overflow drainage root and debris free. The parking pad will also come with a significantly higher cost compared to a standard concrete pad, and the drainage slot will also require long term maintenance to ensure that debris does not clog the system.

In considering this request we'd like to point out that although the 3,232 Sf of Post development impervious area exceeds the minimum standard a significant portion of the property remains grass area. We believe the additional cost required to either provide full or alternative compliance will mean that the project already on a delicate balance of financial viability will simply be too costly to pursue the impact of the construction would essentially be no greater than that if a single family home was built here with an accompanying garage and or parking pad therefore we respectfully request that the preferred method be approved for this site.

Respectfully Submitted

Gary K. Dunn
2/23/2026

FULL COMPLIANCE PLAN

2606/2608/2610 S. HIGH ST

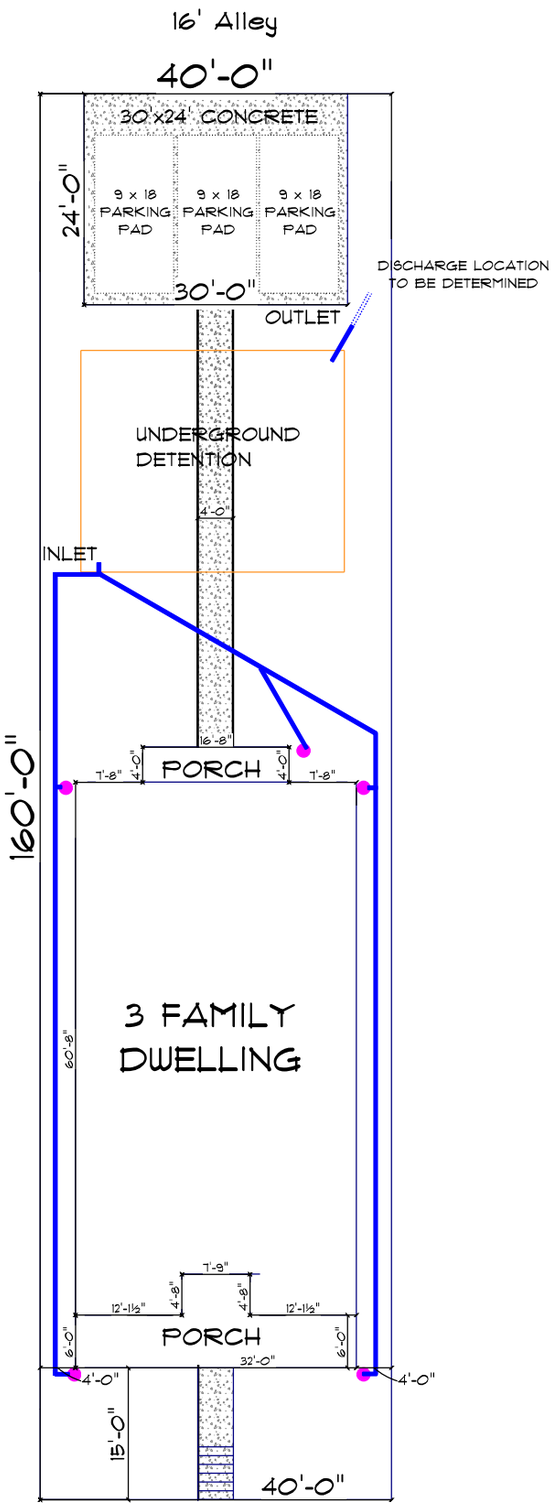
PARCEL # 010-113128-00

1" = 20'

DOWNSPOUT ●

CONDUCTOR LINE ——

ITEM	SQ.FT.
TOTAL SITE AREA	6,400
TOTAL DISTRUBED AREA	6,400
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	3,232



S. HIGH ST.

ALT. COMPLIANCE PLAN

2606/2608/2610 S. HIGH ST

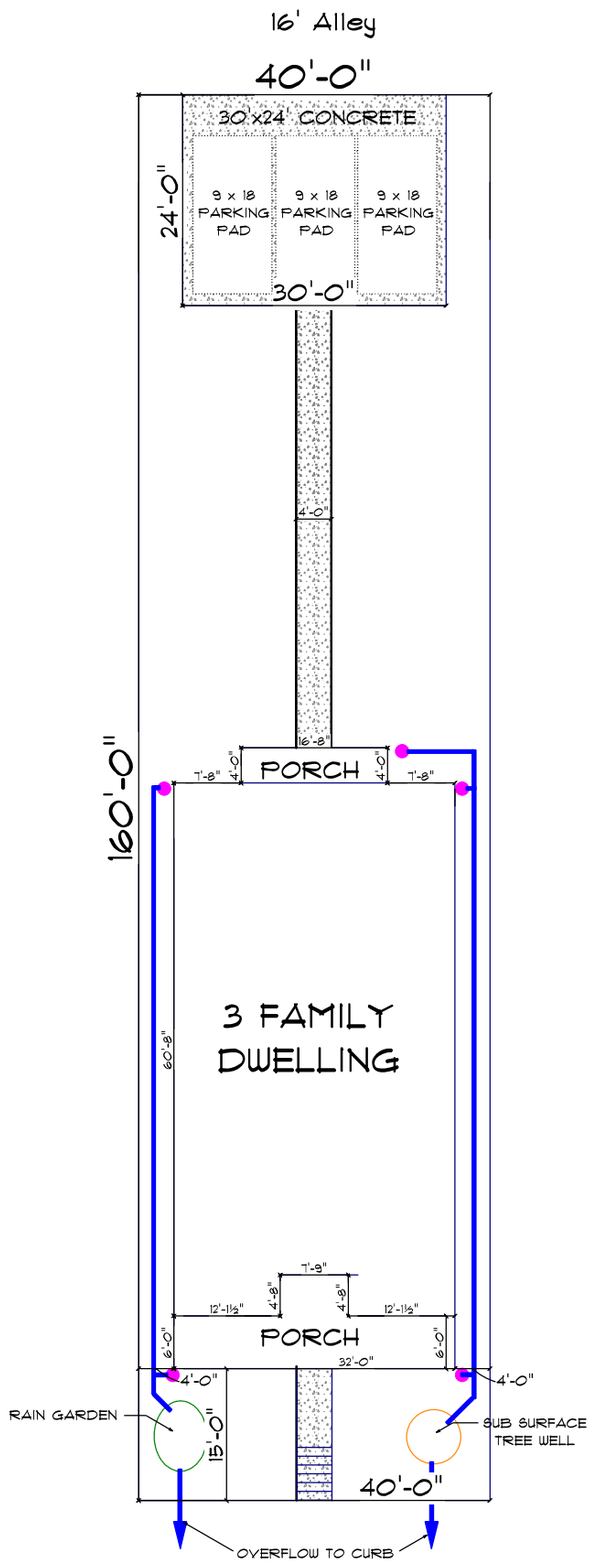
PARCEL # 010-113128-00

1" = 20'

DOWNSPOUT ●

CONDUCTOR LINE ——

ITEM	SQ.FT.
TOTAL SITE AREA	6,400
TOTAL DISTRUBED AREA	6,400
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	3,232



S. HIGH ST.

PREFERRED PLAN

2606/2608/2610 S. HIGH ST

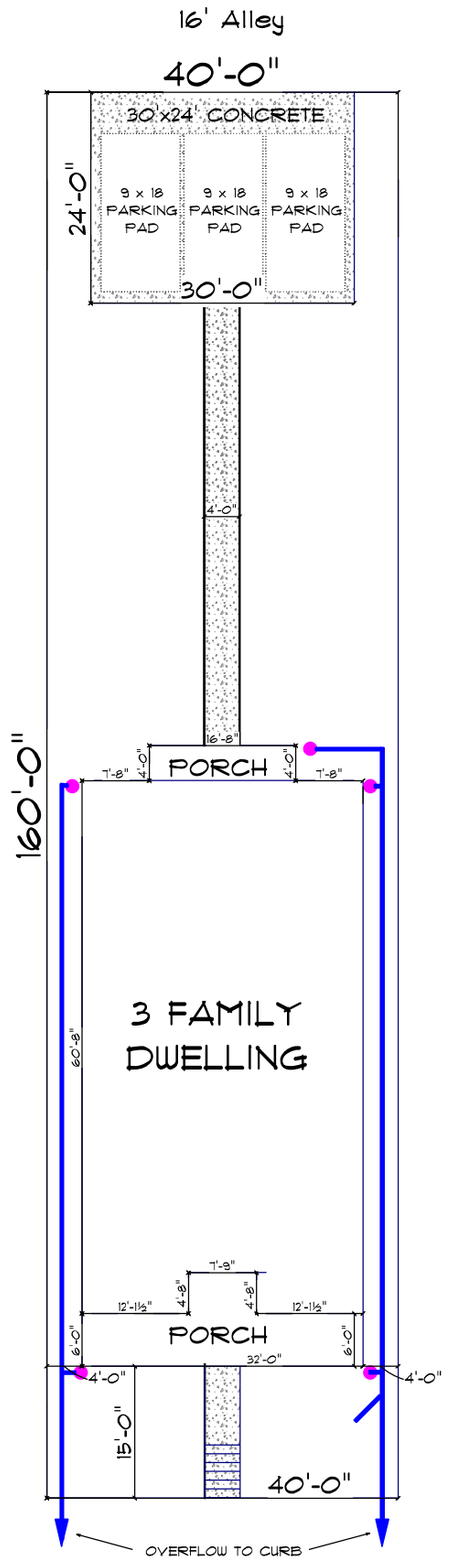
PARCEL # 010-113128-00

1" = 20'

DOWNSPOUT ●

CONDUCTOR LINE ——

ITEM	SQ.FT.
TOTAL SITE AREA	6,400
TOTAL DISTRUBED AREA	6,400
TOTAL IMPERVIOUS DISTURBED	0
PRE-DEVELOPMENT IMPERVIOUS AREA	0
POST-DEVELOPMENT IMPERVIOUS AREA	3,232



S. HIGH ST.