

March 19, 2026

Megan Cyr, PE. LEED AP
The Kleingers Group
350 Worthington Road, Suite H
Westerville, OH 44685

RE: Stormwater Drainage Manual (SWDM) Type II Variance Request – Walnut Ridge High School Athletic Improvements

Ms. Cyr:

This letter is in response to the subject variance request Type II (Non-Stream) to the SWDM Section 3.2 *Stormwater Quantity Controls*. More specifically, exemption is being sought from the SWDM Section 3.2.1 *Hydrologic Requirements* which details the extent of detention which must be provided for a proposed development or redevelopment, due to lack of available space and financial impact associated with providing the SWDM-required stormwater detention.

The request was submitted to the City on February 6, 2026. As part of the Variance review process, the subject Variance request was posted on the City website on the same day to solicit public comments. No public comments were received by the posted due date.

The Variance Review Committee has met and reviewed the initial submittal of the subject Variance Request on February 23, 2026. The resulting comments were transmitted to the applicant on February 24, 2026. The revised submittal was received by the City on March 3, 2026, and posted on the City website on March 4, 2026. No public comments were received by the posted due date.

The revised Variance Request was found by the Variance Review Committee to be in compliance with the SWDM Non-Stream Protection Type II Variance application requirements.

Three alternatives were considered within the application - Full Compliance, Minimal Impact and the Preferred Alternative.

- Full Compliance Alternative – two options were reviewed which would be in full compliance with the SWDM requirements. The first one would limit the proposed improvements so that the total new impervious area would stay below the de minimis threshold of 2,000 sf. This option was found unfeasible due to its inability to fulfill the intended goals of the project. The second option would require raising much of the school site to above the Base Flood Elevation, take the area out of floodplain through the LOMR-F process, and then construct a SWDM-compliant detention basin within this area. This option was found to create ADA compliance issues, require major reconstruction of the



existing facilities and thus was found to be unfeasible due to its functional limitations and financial requirements.

- Minimal Impact Alternative – placement of detention facilities within the floodplain limits, requiring a Type II variance. Due to the fact that the school site where athletic facilities are located is generally flat and is prone to floodwaters flooding, that the site is in close proximity to the 4th order stream (Big Walnut), and that substantial grading work would be required within the SCPZ to provide functional flood routing, significant financial investment required by this alternative was found to be unacceptable to the School District, thus making this alternative unfeasible.
- Preferred Alternative – providing no detention due to relatively small scale of the proposed improvements, their close proximity to the 4th order stream, no changes to the Curve Number (CN) for the school site as a whole and thus no negative impact to the surrounding properties, and lack of funds to assure full compliance with the SWDM detention requirements due to the available levy-based public funding.

Upon reviewing and discussing the application submitted by the applicant, the Variance Review Committee agreed with the applicant that the Preferred Alternative represents a viable and fiscally responsible public school athletic facilities expansion plan showing the Walnut Ridge High School team's good faith effort to comply with the applicable SWDM requirements to the maximum practical extent, while meeting the school's athletic and access needs to better serve its students and visitors, enabling the school to provide the expected level of service to the local community.

After considering pros and cons of the above alternatives, and based on the recommendation of the Variance Review Committee, the Preferred Alternative is conditionally approved contingent upon the following stipulations:

- A CC-plan and corresponding Stormwater Management Report must be submitted and approved by the City of Columbus.

No approval contained herein relieves or absolves the applicant of any provisions of applicable state or federal laws. Please contact PR/SRM Section Manager Greg Fedner, P.E. at 614-645-8072 with any questions.

Sincerely,

Robert Priestas by Paul Wilson


Robert S. Priestas, P.E., Administrator
Division of Sewerage and Drainage

ec: Variance Review Committee
File