

MEETING MINUTES

Board of Zoning Appeals

Thursday, April 27, 2017

AGENDA

- 1. Cardinal Health – Parking Lot Variances** **Frantz Road/Rings Road (273-010749)**
17-035V **and 5100 Rings Road**
Non-Use Area Variance - both locations (Approved 4 - 0)

Jamie Zitesman called the meeting to order at 6:27 p.m. and led the Pledge of Allegiance. Other Board members present were: Rion Myers and Sarah Herbert. Martha Cooper was absent. Satya Goyal was sworn in as a new member. City representatives were: Tammy Noble, Colleen Gilger, and Flora Rogers.

Administrative Business

Oath of Office

John Reiner, Vice Mayor, swore in Satya Goyal as a new member of the Board of Zoning Appeals.

Presentation of a Service Award

Mr. Zitesman presented Brian Gunnoe with a Service Award for his six years of service, with two of those serving as Chair and two years serving as the Vice Chair, where he provided great leadership.

Motion and Vote

Mr. Zitesman moved, Ms. Herbert seconded, to appoint Rion Myers as the 2017-2018 Chair. The vote was as follows: Ms. Herbert, yes; Mr. Goyal, yes; Mr. Myers, yes; and Mr. Zitesman, yes. (Approved 4 – 0)

Motion and Vote

Mr. Zitesman moved, Ms. Herbert seconded, to appoint James Zitesman as the 2017-2018 Vice Chair. The vote was as follows: Ms. Herbert, yes; Mr. Goyal, yes; Mr. Myers, yes; and Mr. Zitesman, yes. (Approved 4 – 0)

Motion and Vote

Mr. Zitesman moved, Mr. Myers seconded, to accept the documents into the record. The vote was as follows: Ms. Herbert, yes; Mr. Goyal, yes; Mr. Myers, yes; and Mr. Zitesman, yes. (Approved 4 – 0)

Motion and Vote

Mr. Myers moved, Ms. Herbert seconded, to approve the January 26, 2017, meeting minutes. The vote was as follows: Mr. Goyal, yes; Mr. Zitesman, yes; Ms. Herbert, yes; and Mr. Meyers, yes. (Approved 4 – 0)



Communications

Tammy Noble announced Planning will be attending the National Planning Conference held in New York City this year. She said normally some City Council members will attend along with some Planning and Zoning Commission members and most of the Planning Staff.

The Vice Chair swore in anyone planning to address the Board during this meeting.

1. Cardinal Health– Parking Lot Variances Frantz Road/Rings Road (273-010749) 17-035V and 5100 Rings Road Non-Use Area Variance

The Vice Chair, Jamie Zitesman, said the following application is a request for variances from several sections of the City of Dublin Zoning Code to construct a smart parking lot that does not meet minimum setback and accessory structure regulations. He said the sites are 23.65 acres and 24.8 acres located on the northwest corner of Frantz and Rings Road and the sites are zoned OLR, Office Laboratory and Research District. He stated this is a request for a review and approval of variances under the provisions of Zoning Code Section 153.231.

Tammy Noble explained that the request involves several variances that will impact two properties - one is a vacant tract of land that is located on the southwest corner of Shier Rings Road and Frantz Road (273-010749) and the second property is immediately west of the vacant tract and is 5100 Rings Road. She stated that there are three Variances for Rings Road and Frantz Road (283-010749). The first Variance is from Section 153.071(B)(2), which requires a five-foot setback for pavement and hardscape setback whereas the applicant is proposing a zero setback. She stated that the second Variance is from Section 153.154 that prohibits changeable copy signs. She stated that the third Variance is from Section 153.074(D)(2), which requires that accessory structures be located on the same lot as the principal use.

Ms. Noble explained that she will describe the properties as "Property A" and "Property B" to efficiently differentiate between the two properties. She stated that Property A is owned by the City and is a vacant tract of land that contains a stormwater basin and various small areas of tree canopies. She said the second is Property B that is owned by Cardinal Health and contains a seven-story, ±415,000-square-foot office building with parking on the north, south, and west sides of the building. She added there is also a small stormwater pond in the southwest corner of that site.

Ms. Noble said the proposal is for the construction of a smart parking lot that will provide additional parking for the existing office building. She explained the parking lot will be owned by the City of Dublin but leased to Cardinal Health and the two sites will function as one use but will remain as two separate parcels of land. She indicated the parking lot will contain bio-swales and pervious pavement for stormwater management, solar panels to harness energy, and automated monitoring technology to collect data related to parking demands. She stated the site will also have underground stormwater tanks that will contain weather sensors to send alerts when high capacity rain events are expected and will trigger the tanks to release water to accommodate the additional runoff. She noted this site will be used to analyze these design alternatives and promote their future use in development projects. She stated there will be minimal additional improvements to 5100 Rings Road, which includes additional sidewalks and hardscape that will provide access to the new parking area but on both sides of the lot line resulting in a zero setback.

Ms. Noble stated that two of the four Variances are for pavement setbacks, on both properties that do not meet the minimum setback requirement of the Code. She explained that minimum setback requirements are appropriate when developing sites for two separate users. She said in this instance, the sites are being development for a single user - Cardinal Health. Ms. Noble said a third Variance is for the proposed sign that meets the definition of a changeable copy sign and therefore prohibited by the Code. She stated that this prohibition in the Code was meant to address signs that are intended for

marketing purposes opposed to disseminating information. She stated in this instance, the sign is being utilized to provide information that is valuable to the public. She stated that Planning supports the use of the sign and its associated technology to relay information. She stated that the fourth Variance is for accessory structures, specifically solar panels that are not located on the same lot as the principal use. She stated that this Variance request is based on the fact that the sites are owned by two separate owners and cannot be combined. She stated that this is a unique situation that is based on the inability to combine the properties and therefore warrants special consideration.

Ms. Noble concluded all the criteria are met and approval is recommended for the Variances on Property A and the Variance for Property B.

Jamie Zitesman asked if there was any consideration given to a multi-story parking structure. Ms. Noble stated that the parking lot is designed for two purposes. She stated one is to provide additional parking that is needed for Cardinal Health and the second reason is to use best management practices in stormwater management in order to promote these practices. She stated a parking garage would meet the demands for additional parking but would not allow the City to evaluate new techniques in stormwater management.

Rion Myers inquired about the changeable sign and questioned if this might be applicable to other parking structures being built currently in the BSD.

Ms. Noble stated that it is extremely possible and that Planning has hired a consultant to review our sign Code in the Bridge Street District to address regulations that may prohibit signs that are appropriate for environments that we are attempting to create, such as Bridge Street, or are appropriate because it provides an important public service that was not technologically available when the current sign Code was written.

Mr. Myers suggested that type of sign would be helpful for those intending to park in the (future) parking garage for the (future) new library.

Sarah Herbert asked if the sign will appear as presented in the packet or if that was just an example. Ms. Noble answered the dimensions of the sign may change but the actual design of the sign will appear as presented. Ms. Herbert indicated the sign might not even be visible from Blazer Parkway or Rings Road but will come into view once one is on the path to enter the parking lot.

Ms. Noble confirmed the purpose is to direct the driver once they are in the parking lot.

Mr. Zitesman inquired about the purpose for the solar panels. Ms. Noble answered that the electric generated from the solar panels would either provide energy for the overhead lights or possibly the signs for the site.

Mr. Zitesman asked if the parking lot will have connections for electrical vehicles to be charged. Ms. Noble deferred to the client.

Brian Quackenbush, EMH&T, 5500 New Albany Road, Columbus, Ohio, said there will be two changeable copy signs to be located at the two driveways to only be related to the Smart Parking Lot and will not be visible from Frantz Road. He said there is going to be loop detectors that sense vehicles when they drive over. He said the solar panels will not power the lights but they will be powering the elements that do not require as much electric: changeable signs, aerators and fountains in the ponds, and the rainwater harvesting tank, etc. He concluded a lot of the things they will be doing with this Smart Parking Lot will be stormwater related.

Mr. Zitesman asked if there are any motorcycle lots being contemplated. Mr. Quackenbush said they have not but it is a good idea. However, he said they will be doing some fuel efficient vehicle preferred parking for hybrids, etc. He pointed out there are a lot of handicapped parking spaces in the front but he also highlighted where the fuel efficient parking will be located that include all the spaces under the solar panel accessory structures.

Mr. Zitesman suggested the City should consider more designated parking for motorcycles. Ms. Noble reported the City is engaged in a mobility study and they are discussing various needs for a variety of users and that might be the forum for that conversation.

The Vice Chair asked if there were any further questions or concerns. [Hearing none.]

Motion and Vote

Ms. Herbert moved, Mr. Myers seconded, to approve the Variance for Rings and Frantz Road parcel 273-010749: to allow a zero setback from Section 153.071(B)(2) for the required five-foot pavement and hardscape setback; from Section 153.154 to allow for changeable copy signs; and from Section 153.074(D)(2) to allow for an accessory structure on an adjacent lot as the principal use because the request does meet the review criteria for a non-use (area) variance. The vote was as follows: Mr. Zitesman, yes; Mr. Goyle, yes; Mr. Myers, yes; and Ms. Herbert, yes. (Approved 4 – 0)

Motion and Vote

Mr. Myers moved, Ms. Herbert seconded, to approve this Variance for 5100 Rings Road to allow a zero setback from Section 153.071(B)(2) for the required five-foot pavement and hardscape setback because the request does meet the review criteria for a non-use (area) variance. The vote was as follows: Mr. Goyle, yes; Mr. Zitesman, yes; Ms. Herbert, yes; and Mr. Myers, yes. (Approved 4 – 0)

The Vice Chair stated the next scheduled BZA meeting is May 25, 2017. He adjourned the meeting at 6:59 pm.

As amended and approved by the Board of Zoning Appeals on June 29, 2017.