



MEETING MINUTES

Board of Zoning Appeals

Thursday, September 27, 2018

AGENDA

- 1. PUD, Autumn Rose Woods – Parking Lot
18-064SP** **7580 Debbie Run Way
Special Permit (Approved 5 – 0)**

The Chair, Rion Myers, called the meeting to order at 6:30 p.m. Other Board members present were: Sarah Herbert, Martha Cooper, Satya Goyal, and Jason Deschler. City representatives were: Logan Stang, Nichole Martin, Richard Hansen, and Flora Rogers.

Administrative Business

Motion and Vote

Ms. Herbert moved, Ms. Cooper seconded, to accept the documents into the record. The vote was as follows: Mr. Myers, yes; Mr. Goyal, yes; Mr. Deschler, yes; Ms. Cooper, yes; and Ms. Herbert, yes. (Approved 5 – 0)

Motion and Vote

Ms. Cooper moved, Mr. Goyal seconded, to approve the June 28, 2018, meeting minutes. The vote was as follows: Mr. Deschler, yes; Ms. Herbert, yes; Mr. Myers, yes; Mr. Goyal, yes; and Ms. Cooper, yes. (Approved 5 – 0)

The Chair swore in any witnesses planning to address the Board during this meeting.

- 1. PUD, Autumn Rose Woods – Parking Lot
18-064SP** **7580 Debbie Run Way
Special Permit**

The Chair, Rion Myers, said the following application is a proposal for a parking lot consisting of six spaces associated with a model home. He said the site is zoned Planned Unit Development and is southeast of the intersection of Debbie Run Way and Johnston Drive. He said this is a request for a review and approval of a Special Permit under the provisions of Zoning Code Section 153.073(D)(2)(C)(6).

Nichole Martin stated the proposal is for the construction of a freestanding parking lot on a parcel adjacent to a (future) model home for the Autumn Rose Woods subdivision located in the western portion of the City of Dublin, annexed in May 2017. She presented an aerial view of the site for context and said the plan includes a six-space parking lot, two sidewalk connections, directional signs, and landscape buffering. She said the applicant will be required to reduce the size of the directional signs and increase the size of the parking bays to meet all Code provisions. The applicant will also be required to remove all



landscaping and associated structures located in a required setback once the model home and parking lot are no longer in use.

Ms. Martin said it is rare that the Board of Zoning Appeals reviews Special Permits but this is intended to allow the Board to consider unique characteristics associated with several uses outlined in the Code including free-standing parking lots and other temporary structures.

Ms. Martin presented the site plan for the first phase of Autumn Rose Woods and noted Lot 46 is for the parking lot and Lot 45 will be the site of the model home. She presented the graphics and details of the proposed signs, which will be required to change as the logo is not permitted on a directional sign and they exceed size and heights permitted in the Code.

Ms. Martin reported Staff reviewed this application against Use Specific Standards for a Model Home and the Special Permit Review Criteria and found all of those to have been met with four conditions; therefore, approval is recommended with the following conditions:

- 1) That the applicant update the landscape plan to provide a low hedge, in addition to any proposed landscaping along the north property line of the subject lot;
- 2) That the applicant remove all at-grade hardscape features located within a required side yard setback, prior to the sale of Lots 45 and 46;
- 3) That the applicant remove the parking lot within 90 days of the model home no longer in use; and
- 4) That the applicant update the plans prior to Building Permit submittal to ensure all zoning requirements are met including parking and sign standards.

Ms. Martin concluded her presentation by stating she could answer questions and the applicant is present as well.

Jason Deschler confirmed the correct lot numbers for the model home and parking lot. He asked about the anticipated time frame for when the model home will no longer be needed, sold, and redevelop the asphalt lot. He also asked for clarification on whether asphalt or concrete would be used. Ms. Martin said she would like the applicant to answer the question about the time frame but the parking lot will be asphalt. Ms. Martin added model homes are permitted in the City without a Special Permit but they generally have to be renewed after a certain amount of time for a new subdivision like this.

Martha Cooper said she read in the report that the parking spaces be increased by one foot in width and one foot in length. She asked if the applicant agreed with that. Ms. Martin said that was written to document the requirement for any parking space at a ninety-degree angle; it is not up to the applicant. Ms. Cooper wanted to also ensure the applicant was aware of that requirement to which Ms. Martin answered affirmatively.

The Chair called for public comment.

Todd Kellner, Pulte Homes, 475 S. Metro Place, identified himself as the Project Improvement Manager. He affirmed the parking lot will be asphalt, they understand the conditions placed on the parking lot, and are accepting of the conditions as noted. He assured the Board they will increase the parking space size by one foot in width and depth. As for the landscaping, he said he brought in a landscape plan today to demonstrate the screening intentions. He said, to answer the timing question, it is their intention to use the model until all the lots in the community were sold. He reported they are still in development, and hope to have paving in October 19, 2018, weather permitting and water and sewer being approved just prior to that. He said there is no problem adhering to the sign conditions.

Sarah Herbert ensured the applicant was amenable to the other two conditions as well, to which Mr. Kellner answered affirmatively.

Satya Goyal asked how long the parking lot stays after the model home is sold. Mr. Kellner based his answer on their most recent development in Celtic Crossing and said most likely the parking lot would be removed near the end of development/end of construction.

Ms. Martin clarified the Code states the use of the model home has to cease when the subdivision is 95% sold.

Mr. Deschler asked if there will be exterior lights off of the model home, onto the parking lot. Mr. Kellner said he was not sure what Dublin permits and nothing has been proposed. He said they usually have a gas post light off the parking lot leading to the model on the sidewalk. Ms. Martin stated anything happening on the model lot is outside the scope of the BZA and all of that will be reviewed against the development standards for the neighborhood by the Building Standards Department when that permit comes in so everything will be in compliance.

Mr. Deschler asked if the applicant was responsible for snow removal on the lot to which the applicant answered affirmatively.

Without further discussion, the Chair called for a motion.

Motion and Vote

Ms. Cooper moved, Mr. Goyal seconded, to approve the Special Permit to allow a parking lot for a model home in Autumn Woods with four conditions:

- 1) That the applicant update the landscape plan to provide a low hedge, in addition to any proposed landscaping along the north property line of the subject lot;
- 2) That the applicant remove all at-grade hardscape features located within a required side yard setback, prior to the sale of Lots 45 and 46;
- 3) That the applicant remove the parking lot within 90 days of the model home no longer in use; and
- 4) That the applicant update the plans prior to Building Permit submittal to ensure all zoning requirements are met including parking and sign standards.

The vote was as follows: Ms. Herbert, yes; Mr. Myers, yes; Mr. Deschler, yes; Mr. Goyal, yes; and Ms. Cooper, yes. (Approved 5 – 0)

Communications

Logan Stang asked the members to look at the meeting dates proposed for next year for any conflicts. Rion Meyers said March 28th is spring break for Dublin Schools so he asked if that could be moved up a week. Mr. Stang said these dates will be brought back for actual approval at the next meeting held.

Mr. Stang announced Lori Burchett, Planner II has accepted a job in Seattle, WA. Sarah Herbert asked if a replacement will be sought. Mr. Stang answered they will replace her position with another Planner II and then will hire a Planner I to support the Current Planning Team.

The Chair asked if there were any further comments. [Hearing none.] He said the next BZA meeting is scheduled for October 25, 2018. He adjourned the meeting at 6:52 pm.

As approved by the Board of Zoning Appeals on December 20, 2018.