

Meeting Notes from Monday, February 2, 2015 meeting of the UAC Zoning Committee:

6:00 PM – Business/administrative session. We discussed the agenda and briefly discussed the following topics, some of which were discussed at last month's meeting:

- Election of Zoning Committee chair: Susan Keeny was nominated & voted to continue on as chair.
- Guidelines on the variance process: Susan handed out a preliminary document for committee review. It included the Zoning Committee calendar for the coming year & basic guidelines for persons seeking requests for variances. Suggestion that we note that the process in our district begins with the Zoning Committee. We should also note the UARB contact information. Susan will forward the revised document to the committee for additional comments & permission to post on the UAC website.
- Brief discussion of agenda for the evening.

PRESENT: Ethan Hansen, Dick Talbot, Seth Golding, Colin Odden, Rory Krupp, Susan Keeny, Deb Supelak, Tom Wildman, Pasquale Grado

EXCUSED/ABSENT: Joyce Hughes, Craig Bouska, Ethan Hansen

VISITORS: Dan Pickett, Rex Hagerling, Scott Saffell, David W. Wright, Anup Janardhanan, Erin Prosser, Mike Shannon, Ryan Szymanski

6:30 PM – Applicant(s):

1. **165 E. 15th Avenue** – This is the second meeting with the applicant regarding a request for multiple variances to replace an existing 14,000 SF chapter house with a new **22,640 SF** chapter house for the OSU chapter of the Peta Theta Pi fraternity, located at the SE corner of E. 15th & Indianola Avenues. The existing chapter house will be demolished. Architects/ applicants for the new chapter house are Moody/Nolan. The proposed project was presented again, noting the changes made as a result of comments from the initial presentation. The final list of variances requested was revised from 9 to the **8** listed below:
 - **Section 3372.566, Building Area:** **22,640 SF** building proposed; max. permitted is 10,200sf (current 14,000sf building exceeds this already)
 - **Section 3309.14, Building Height:** **41'** building height (to midpoint of slope) proposed; max. permitted is 35'.
 - **Section 3372.568, Building Height:** Proposed roof peak is 47'plus a cupola at 57'-6"; max. height of any part of a building is 40', except for a chimney.
 - **Section 3372.564(A), Parking:** **45.5%** parking coverage of lot area; max. of 35% of lot devoted to parking permitted.
 - **Section 3312.49, Min. number of Parking Spaces Required:** **40** parking spaces proposed; **68** parking spaces required
 - **Section 3372.565, Building Lines:**
 - Along E. 15th Ave. - **42.2ft.** building setback is proposed with **45.6ft.** setback @ main façade; max. setback of 33ft. permitted.
 - Along Indianola - **15.1ft.** setback @ bay window with **18.7ft.** setback @ main facade is proposed; 30ft. setback permitted.
 - **Section 3372.567, Max. Floor Area:** **0.888 F.A.R.** proposed (*same as current building*); max. 0.50 F.A.R. in Subarea 1 or 2 permitted.
 - **Section 3312.27, Parking Setback:** parking setback equal to existing conditions proposed; 30ft. parking setback required.

Project Information/Applicant Presentation: (*Project in formation was first presented @ the January 5, 2015 Zoning Committee meeting. Revised quantities noted below in red*).

- Existing chapter house is 2-stories - 1st floor is ½ level up from grade & basement is ½ level down from grade. Existing bedrooms are in the basement as well as on the upper floors.
- Extensive & costly repairs required for existing 1958 structure; difficult to renovate. Many design options investigated.
- Alumni donors didn't want to just 'Band-Aid' the building. Suggested funds might be better spent to demolish old structure and build new chapter house to meet current needs and be more appealing to help increase membership.
- Alumni decided to support building new chapter house on site. Able to raise more money for new build rather than renovation.
- New chapter house will be **22,640sf** & have approx. 50 beds (2 more than @ existing chapter house. (*Revised plan has increased slightly in square footage from initial proposal: 21,000sf to 22,640sf*).

- Bedrooms on 2nd & 3rd floors (no basement bedrooms), arranged 'suite-style' with 2 bedroom/1 bathroom units. Emulates new housing currently under construction in north campus area.
- New facility will comply with OSU's Step Program and be eligible to house sophomores. **This includes addition of resident manager's suite, full dining facility, living room, and educational space.**
- New parking lot configuration has 40 spaces. 68 parking spaces are required.
- Recognized that this chapter house had many infractions & was disbanded, per direction from the national chapter. New membership will be recruited that will comply with fraternity's code of conduct.
- Proposed design is for a 50-year building.

Discussion, Comments/Observations:

- Dick noted that number of bedrooms increases by only 2 over existing structure, even though proposed building is 50% larger.
- **Pasquale explained the background behind the Overlay requirement that stipulates "no building shall exceed 10,200 square feet of calculated floor area." When the Overlay was formulated, the city attorney stated that lot combinations must be allowed. The concern with this is that 3 lots could be combined to produce a huge building, which would be detrimental to a neighborhood's scale & quality of life. But the city attorney did agree that building size could be limited. This led to the 10,200 sf maximum rule. The current major test case for this rule was the multi-unit residential development at 17th & Summit.**
- Rory again expressed over the large size of the proposed building and how it will relate to the streetscape. Also concern that precedent may be set for other fraternities and sororities who want to expand per the OSU Step Program.
- Deb echoed these concerns
- Pasquale commented that building as proposed offered additional uses beyond fraternity such as housing summer school students.
- Still some overall concern with the Step Program and how it will impact neighborhoods. But it is understood and appreciated that this program is neither the prime motivator behind the project nor the driving force behind the size of the building. *Response:* Larger bedroom size intended to be competitive with standards being developed in new dormitories at OSU.
- Susan presented Steve's comments on the project:
 - Building should shift east by 5' to move further from the street and allow more plantings.
 - Parallel parking space labeled HC did not appear to meet current ADA.
 - *Response:* There is adequate space west of building to save existing tree and plant new trees. ADA parking spaces will be reviewed to comply with current code.
- It was noted that site plan revisions reflect the suggestions made at previous zoning meeting:
 - Parking lot is pulled in from setback along E. 15th Ave. to align with west building line.
 - Parking spaces along east property line are deleted from setback along Indianola to align with front building façade.
 - New landscape plan submitted shows intention to provide multiple trees/shrubs to enhance property and adequately screen parking area. This eliminates one variance request.
 - Parking lot configuration was reworked to provide 40 parking spaces – committee felt it more important sacrifice a few parking spaces to allow for more plant material along Indianola and E. 15th.
- Some committee members still did not have a comfort level that the very large building size would not overwhelm the property & neighborhood.
- General appreciation & enthusiasm for the applicant's site revisions and the quality of the project.

Motion to approve the request for variance for the new Beta Theta Pi Fraternity House new build: Dick Talbott; Seconded: Tom Wildman. For –3; Against – 2; Abstentions – 0. MOTION PASSES.

2. **South Gateway** – This is a request for a modification to the previously approved CPD text for the South Gateway development. Presenter: Mike Shannon. The requested change is to allow **8.5 ft. x 18 ft.** parking spaces (8 ft. x 18 ft. is permitted by the Overlay) instead of the city-wide 9 ft. x 18 ft. parking space per Section 3312.29. The changes to the text are:

- **3 (B), Development Standards, Item #6:** added to say "residential parking spaces shall be 8.5 ft. x 18 ft., with the exception of accessible spaces."
- **3 (G), Miscellaneous, Item #5:** "Variance requested: Applicant requests a variance from CCC 3312.29, Parking Spaces, to allow the dimensions of the

residential parking spaces to be 8.5 ft. by 18 ft., with the exception of accessible spaces.”

Discussion, Comments/Observations:

- Ryan explained the request to modify the existing CPD text for the South Gateway project. The request modifies the existing city parking code, but is within the requirements of the Overlay in the University District.
- The smaller parking bay is better accommodated by the proposed parking structure and gains approximately 20-25 additional parking spaces for the project.
- Additional questions were asked about the proposed parking structure
- Susan expressed great concern that even though the request is within the code, and is a small request, the CPD text had already been approved by the UAC last year. After weeks of discussion and review of the CPD for this project by the zoning committee, UAC, Weinland Park Civic and Housing Committee and the residents, there was overall approval of the project parameters, and a promise from Campus Partners that there would be no more requests for variance on this project. Commitments are to be taken seriously - necessary to build community trust. Dick echoed Susan’s comments.
- Mike Shannon responded that the modification to the CPD was an oversight on his part, and was discovered during the variance process for another multi-unit residential development project in the district.
- In the end, the committee agreed that the requested modification was appropriate, but also agreed that no further requests for variances on this project will be entertained by the Zoning Committee. Future problems are design issues to be resolved programmatically and architecturally.

Motion to approve the request for modification to the approved council variance for the South Gateway project: Tom Wildman; Seconded: Dick Talbott. For – 5; Against – 0; Abstentions – 0. MOTION PASSES.

VOTING RESULTS FOR ZONING COMMITTEE MEETING: Feb. 2, 2015

| MEMBER | Craig Bouska | Seth Golding | Ethan Hansen | Joyce Hughes | Susan Keeny | Rory Krupp | Deb Supelak | Dick Talbot | Tom Wildman | |
|------------------|--------------|--------------|--------------|--------------|-------------|------------|-------------|-------------|-------------|---------|
| Attendance | Absent | Present | Absent | Present | Present | Present | Present | Absent | Present | Present |
| CASE/ VOTE | Y-N-A-R* | Y-N-A-R* | Y-N-A-R* | Y-N-A-R* | Y-N-A-R* | Y-N-A-R* | Y-N-A-R | Y-N-A-R* | Y-N-A-R* | Y-N-A-R |
| 165 E. 15th Ave. | E | E | E | A | Y | N | N | Y | Y | |
| South Gateway | E | E | E | A | Y | Y | Y | Y | Y | |

*Y – yes; N – no; A – abstain; R – recused

For Commission Presentations:

Commissioners may speak twice, up to 3 minutes each time per Bylaws Article IV, Section 1(b).

For All Zoning Presentations:

Applicants will present at the next University Area Commission (UAC) meeting which will take place (*unless otherwise notified*) on **Wednesday, Feb. 18, 2015** at the Northwood & High Building, 2231 North High Street, one block north of Lane Avenue, Room 100. Zoning cases will be heard beginning approximately at 7:15 PM. Applicants are to bring 8 copies of their presentation that best

present their specific case – the specific variances requested, any plans, photos of existing properties, and a statement of hardship as to why the particular request should be granted. The vote taken by the UAC that evening will be communicated to either the Columbus Board of Zoning Appeals, or City Council, or Graphics Commission, which will make the final determination of all requested variances.

PLEASE NOTE the following parameters for all participants in Commission meetings with regard to zoning cases, per our REVISED bylaws, Article IV – MEETINGS, Section 7:

The following time limits will be adhered to for all zoning cases heard before the Commission:

1. Zoning Committee presents the facts of the case - **5 min. max**
2. Applicant Presentation - **7 min. max**
3. Zoning Committee report – **5 min. max**
4. Public comment (max 3 people each pro/con) - **2 min each (max)**. Only those who complete speaker slips prior to the case being heard will be considered for speaking based on the order the slips were received
5. Commissioner discussion: Commissioner who wishes may speak once per round for **1 min (max) for 2 rounds**. A Commissioner cannot save time for their second round or transfer their remaining time to someone else
6. Applicant response - **3 min (max)**
7. Commission vote
8. A motion to extend the max time limits can be made at the beginning of the case stating which portion(s) should be extended and by how long. The motion must pass by two-thirds (2/3) majority with no debate on this motion.

The following link is to the on line zoning code, for your use and information:

https://www.municode.com/library/oh/columbus/codes/code_of_ordinances?nodeId=TIT33ZOCO