

1 City of Montgomery
2 City Council Public Hearing Minutes
3 January 24, 2018
4

5 Present

6 Brian Riblet, City Manager
7 Terry Donnellon, Law Director
8 John Crowell, Police Chief
9 Tracy Roblero, Community Development Director
10 Katie Smiddy, Finance Director
11 Paul Wright, Fire Chief
12 Matthew Vanderhorst, Community and Information Services Director
13 Connie Gaylor, Clerk of Council

City Council Members Present

Chris Dobrozsi, Mayor
Lee Ann Bissmeyer
Mike Cappel
Gerri Harbison
Ken Suer
Craig Margolis

14 Council Members Absent

15 Lynda Roesch, Vice Mayor
16

17
18 City Council convened in Council Chambers at 6:30 p.m. with Mayor Dobrozsi presiding, to conduct a public
19 hearing to consider a request from TriHealth at 10500 Montgomery Road for equivalencies to allow for the
20 construction of a medical office building and an associated parking structure.
21

22 Ms. Roblero explained that the original application for General Development Plan approval, which was presented
23 at the May 15, 2017 Planning Commission meeting showed a three-story medical office building of approximately
24 80,000 square feet and a three-and-a-half story parking garage at the back of the Hospital Campus that
25 accommodated approximately 615 vehicles. The application was tabled after concerns were raised regarding the
26 size and setbacks of the proposed parking garage. The applicant revised the application and presented the plan to
27 the Planning Commission in November of 2017. The revised plan is for a three-story medical office building of
28 approximately 135,000 square feet in size in generally the same location as the first submittal. The location and
29 size of the proposed parking garage was changed significantly from the first application. The original proposal
30 showed a three-and-a-half story above ground parking garage on the south end of the campus which provided
31 approximately 633 parking spaces. The revised plan relocated the parking garage located along Montgomery
32 Road in the location of an existing single-story building at 10498 Montgomery Road. The existing building
33 would be demolished to construct the proposed parking structure. The proposed parking garage is a structured
34 surface lot with a partial below-grade level allowing the applicant to take advantage of the grade change along
35 Montgomery Road. The proposed parking structure would accommodate approximately 492 parking spaces.
36

37 As part of the project, the applicant is requesting two equivalencies, one for the total number of parking spaces to
38 be provided on the Hospital Campus and another for the front yard setback of the parking structure.
39

40 Ms. Roblero explained that the applicant is requesting an equivalency to allow for a reduction in the number of
41 required parking spaces for the Hospital Campus. Based on a square footage of 135,000 square feet for the
42 proposed medical office building and considering the number of existing spaces that would be displaced, the total
43 number of new parking spaces required by the Zoning Code would be 838 spaces for the Campus; however, the
44 applicant is proposing a total of 568 new spaces (76 surface, 492 garage), which is 270 less than required by the
45 Zoning Code.
46

47 The applicant recently conducted a parking study of the Hospital Campus which showed that during peak hours
48 24% of the existing parking spaces are unused and that number grows to 35% unused during non-peak hours.
49 Therefore, the applicant believes that a reduction of 270 parking spaces (or 9%) for the Hospital Campus could
50 accommodate with the existing parking surplus, as well as, operational measures by TriHealth, including
51 increasing staff and valet usage of existing spaces in the more remote parking areas. The applicant believes that
52 the proposed plan will meet the functional needs of the existing uses and the proposed medical office building.
53 The equivalency would also allow for the Hospital to increase the landscaping and open space on the Campus,
54 which would contribute to a higher-quality campus environment than would be achievable through strict
55 application of the Zoning Code. Based on the calculations recently completed by the applicant, approximately
56 11.5% of the existing parking lots in Lots 1, 3, 4, 5 and 6 are in interior landscape. The equivalency request for

57 the number of parking spaces would allow the interior parking lot landscaping in these lots to be increased to
58 14.6%, which is an increase of 3% increase from existing conditions and 4.6% more than is required by the
59 Zoning Code.

60

61 Regarding the equivalency request for the parking structure setback, Ms. Roblero explained to City Council that
62 Section 151.1216(D)(2) of the Zoning Code states that structures on the Hospital Campus shall be set back a
63 minimum of 50' from the north, east and west boundaries of the property. Surface parking may be constructed to
64 within 25' of the north, east and west boundaries. The applicant is requesting an equivalency to treat the parking
65 structure as a surface parking lot and allow it to have a 25' setback since most of the structure will have the
66 appearance of a surface parking lot with only the northern end of the structure extending above grade. The top
67 level of the deck will be at grade along the southern end of the parking deck; then as the grade drops to the north,
68 the top level would be elevated approximately 11.5' above grade at the northern end. The applicant has stated that
69 they are willing to design any exposed section of the parking deck façade with a higher-quality exterior finish
70 material and to screen the exposed portion with landscaping, such as trees and shrubs. The applicant believes that
71 this option allows for a higher-quality campus environment for the Hospital and adjacent property owners while
72 also providing parking in an area of the Campus where it is most needed. The final design of the parking structure
73 has not yet been designed; however, the rendering provided in your packet shows a conceptual image of the
74 massing of the structure as viewed from Montgomery Road.

75

76 Ms. Roblero stated that the Planning Commission met on November 20, 2017 to consider a revised General
77 Development Plan with two equivalency requests, as described above. After this meeting, the applicant requested
78 that the application be tabled to give them time to provide supplemental information regarding the equivalency
79 requests. At the Planning Commission meeting on December 4, 2017, the applicant provided a conceptual
80 massing rendering for the proposed structured surface lot along Montgomery Road along with additional
81 information regarding lighting and landscaping, as requested by the Planning Commission.

82

83 After the discussion, the Planning Commission voted unanimously to approve the General Development Plan and
84 recommend approval of the requested equivalences to allow for the construction of the medical office building
85 and associated parking structure with the following conditions:

86

- 87 • A Final Development Site Plan in compliance with the approved General Development Plan be reviewed
88 and approved by the Planning Commission prior to issuance of any permits.
- 89 • A traffic impact study for the intersection be completed and submitted as part of the Final Development
90 Site Plan approval.
- 91 • Primary building materials be utilized on any exposed portion of the proposed structured surface lot along
92 Montgomery Road and the final design be approved during the Final Development Site Plan approval.
- 93 • Additional landscaping be installed to screen any exposed portion of the proposed structured parking lot
94 to be approved by the Planning Commission and City Arborist during the Final Development Plan
95 approval process.
- 96 • An annual parking study be completed by TriHealth and shared with the City to ensure there is adequate
97 parking for the demand. Should parking become an issue, additional surface or structured parking, in
98 compliance with the Zoning Code, shall be added.
- 99 • The existing 'Cobra-style' fixtures on the light poles in parking lots 5 and 6 shall be replaced with
100 shoebox-style fixtures as required by the Zoning Code.

101

102 Mr. Roblero stated that staff supports the recommendation of the Planning Commission for two equivalency
103 requests to allow for the construction of a medical office building with an associated parking structure with the
104 conditions as established by the Planning Commission. She noted that the project is a significant development for
105 Bethesda North Hospital and staff believes that the applicant has done a good job responding to the concerns of
106 the residents and Planning Commission throughout the General Development Plan approval process. Staff
107 believes that the proposed location of the structured surface lot improves the functionality of the Campus by
108 adding parking in a location which is currently deficient. The proposed structured surface lot also allows the

109 applicant to take advantage of the grade change along Montgomery Road to provide for an efficient parking
110 solution.

111
112 Steve Mombach, Senior Vice President of TriHealth thanked City Council for considering the request. He stated
113 that he believes the proposed additions will enhance their operations. He explained that this Cancer Institute will
114 be like none others in this area, focusing on cardiology, imaging and women services. He stated that parking is
115 very important to TriHealth to meet the needs of the patients, families and staff. He closed by stating that
116 TriHealth is ready to move forward with the construction at this time.

117
118 Mr. Cappel asked if there were cancer care services moving to this location from other campuses.

119
120 Mr. Mombach stated that there were none moving from other locations, however the Bethesda North services
121 were being integrated into this central location.

122
123 Mr. Margolis stated that he has been to several of the Board of Zoning Appeals and Planning Commission
124 meetings and that there were many residents who attended these meeting to better understand the project and
125 express their opinions. He applauded the applicant on listening to the Commissions and residents' concerns and
126 adjusting the plan to meet the needs of all parties.

127
128 Mr. Suer stated that he feels this facility is important for the TriHealth Campus and for the community. He stated
129 that this process is a good example of the applicant listening to concerns and finding a solution that will satisfy all.
130 He stated that he feels there are two reasons that draw people to Montgomery: Montgomery Inn and Bethesda
131 North. He acknowledged that TriHealth is a very important employer and business in Montgomery.

132
133 Mayor Dobrozsi thanked Mr. Mombach for working with the Planning Commission and staff to come to a great
134 solution.

135
136 Mayor Dobrozsi stated that City Council has four options regarding this hearing request; to Approve the
137 Recommendation, Deny the Recommendation, remand the matter to Planning Commission for more information,
138 or take the matter under advisement and vote at another public meeting within thirty days.

139
140 Mr. Cappel made a motion to approve the recommendation from the Planning Commission. Mr. Margolis
141 seconded. City Council unanimously agreed.

142
143 The roll was called and showed the following vote:

144
145 AYE: Cappel, Bissmeyer, Harbison, Dobrozsi, Suer, Margolis (6)
146 NAY: (0)
147 ABSENT: Roesch (1)
148

149 Mayor Dobrozsi asked if there was any further business to be heard in the Public Hearing. There being none he
150 asked for a motion to adjourn from the Public Hearing.

151
152 Mr. Margolis moved to adjourn the Public Hearing. Mr. Cappel seconded. City Council unanimously agreed.

153
154 The meeting was adjourned at 6:48 p.m.

155
156
157


Connie Gaylor, Clerk of Council