

MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION

November 14, 2013

The regular meetings of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission were called to order at 7:30 p.m. with the following members present: Richard Hunter, Chair; Kathy Holcombe, Secretary; Mikel Coulter; Amy Lloyd; Jo Rodgers and Thomas Reis. Also present were: Scott Myers, Worthington City Council Representative for the Municipal Planning Commission; and Lynda Bitar, Planning Coordinator. James Sauer, Vice Chair; and Lee Brown, Director of Planning, were absent.

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the meeting of October 24, 2013

Mr. Coulter moved to approve the minutes, and Mrs. Holcombe seconded the motion. All members said, “aye”.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished

- a. Dumpster Enclosure – **48 W. New England Ave. Parking Lot** (City of Worthington)
AR 77-13 (Extension of AR 56-11)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Bitar said this is a City project and she can represent the City as the applicant, and Darren Hurley, the Director of Parks and Recreation is also present at the meeting and can answer questions. Mr. Hunter asked the Board members if they had any questions or comments and there were none. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A 10' x 8' x 6' high cedar enclosure was approved to surround the recycling dumpster in the W. New England Ave. parking lot. An extension of the previous approval is requested. A

sign indicating recycling is proposed for the gate.

2. A 6' high solid fence, in the same style as the fences in place and approved for the residential properties to the north, is proposed. The design includes horizontal boards at the top and bottom and vertical boards in between. While the neighboring fencing is cedar, a pressure treated wood is proposed for this project.
3. The Design Guidelines for the Architectural Review District state that side yard fences should be open in style and three to four feet in height, except higher fences may be appropriate where a commercial use abuts a residential property.
4. Variances are required to place the dumpster and fence within 60' of the rear property line because it is in the S-1 Zoning District.

Conclusions:

1. The dumpster enclosure is typical of others approved in the Architectural Review District, and appropriate for this location.
2. The proposed fence style is appropriate between commercial and residential uses.

Mrs. Rodgers moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON TO EXTEND CERTIFICATE OF APPROPRIATENESS NO. AR 56-11 TO INSTALL A DUMPSTER ENCLOSURE AND FOR A NEW CERTIFICATE OF APPROPRIATENESS TO INSTALL A FENCE IN THE W. NEW ENGLAND AVE. PARKING LOT AS PER CASE NO. AR 77-13, DRAWINGS NO. AR 77-13, DATED OCTOBER 4, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Lloyd seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

2. **New**

- a. Ramp – **773 High St.** (Richard D. Langhout/Worthington Presbyterian Church)
AR 83-13

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Richard Langhout approached the microphone and stated his name and said he designed the plans the Board is reviewing. Mr. Myers asked if the concrete riser would be over the entire porch. Mr. Langhout said there will be another limestone step added to what is already there to create the additional height, and filled with concrete to be even with the sanctuary floor.

Instead of three steps to the landing there will be four. Mr. Hunter asked if there was anyone else present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The Worthington Presbyterian Church would like to make the front church entrance accessible. Currently it can only be reached by way of several steps.
2. Proposed is a ramp located north of the entrance, constructed of concrete with black metal rails and faced with brick. Also, a new slab would be poured on the existing porch to eliminate the step up into the sanctuary.
3. New steps and a ramp were part of the renovation and addition project in 2004, but never constructed. Because the current project has a different footprint, a new variance for placement in the required front and side yards is required.

Conclusion:

1. The proposed ramp and modifications to the front entrance are appropriate for the church.

Mr. Coulter moved:

THAT THE REQUEST BY RICHARD D. LANGHOUT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A RAMP AND MAKE MODIFICATIONS AT 773 HIGH ST. AS PER CASE NO. AR 83-13, DRAWINGS NO. AR 83-13, DATED OCTOBER 23, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

b. Ramp – **617 Hartford St.** (Mayor Harvey S. Minton) **AR 84-13**

Discussion:

Mrs. Bitar reviewed the facts of the application. Mr. Hunter asked if the applicant was present. Mr. Oscar Gonzalez approached the microphone and stated he was representing the applicant, and his address is 394 Hinsdale Ct., Columbus, Ohio. Mr. Gonzalez said the ramp is necessary for the applicant to have access to his home. Mr. Hunter asked if the Board members had any questions. There were none. Mr. Hunter then asked the audience if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A wood ramp was constructed at the rear of this home to facilitate one of the homeowner's access by wheelchair. The railing for the ramp is similar to porch and deck railings approved

elsewhere in the District.

2. The ramp will be in place until no longer needed by the homeowner.

Conclusion:

1. The ramp is of appropriate style and placement.

Mr. Coulter moved:

THAT THE REQUEST BY MAYOR HARVEY S. MINTON FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A RAMP AT 617 HARTFORD ST. AS PER CASE NO. AR 84-13, DRAWINGS NO. AR 84-13, DATED OCTOBER 29, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

- c. Fencing – **880 Oxford St.** (Patty Hitt) **AR 85-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Patty Hitt approached the microphone and stated her name. Mrs. Hitt said they need to install a metal fence because they have dogs that can leap over fences. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. The homeowners would like to add two sections of 4' high three rail split-rail fencing with green wire mesh to the existing chain link fencing to enclose the yard for the containment of pets.
2. The proposed fencing would consist of 86' on the north side near the drive, and 160' along the south property line to the rear of the house.
3. A variance is required for placement of the fence within the required 30' front yard.

Conclusion:

1. Due to the open style of the fence, the proposed installation is appropriate.

Mrs. Rodgers moved:

THAT THE REQUEST BY PATTY HITT FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL FENCING AT 880 OXFORD ST. AS PER CASE NO. AR 85-13, DRAWINGS NO. AR 85-13, DATED NOVEMBER 1, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

d. Patio – **849 Oxford St.** (Brian McGarry) **AR 86-13** (Amendment to AR 84-10)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Brian McGarry approached the microphone and stated his name. He asked the Board members if they would like to see the paver samples and Mr. Coulter said yes. Mr. McGarry displayed the main and border pavers, and said the caps will match the retaining wall on the north side of the house. Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. A patio was originally approved to the rear of the house, and was partially constructed. The homeowners would like to finish the work.
2. Crushed limestone over pervious limestone gravel was identified in the previous approval for the floor of the patio. Techno-Bloc pavers are now proposed.
3. Landscaping has been added on the south side.

Conclusion:

1. The proposed materials are appropriate.

Mrs. Holcombe moved:

THAT THE REQUEST BY BRIAN MCGARRY TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 86-13 BY IDENTIFYING DIFFERENT MATERIALS FOR THE PATIO AT 849 OXFORD ST. AS PER CASE NO. AR 86-13, DRAWINGS NO. AR 86-13, DATED NOVEMBER 1, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

- e. Garage Roof & Egress Windows – **616 Hartford St.** (Erik Norman) **AR 87-13** (Amendment to AR 56-13)

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Erik Norman approached the microphone and stated he lives at 616 Hartford St., Worthington, Ohio. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. In July, the homeowners received approval to construct an addition and new garage. The house was approved with a standing seam metal roof, and the garage with an asphalt shingle roof. Now the homeowners would like to use metal roofing on the garage to match the house.
2. Also proposed is the addition of egress windows in the basement, and on the second floor at the rear of the house.

Conclusion:

1. The proposed changes are appropriate.

Mr. Reis moved:

THAT THE REQUEST BY ERIK NORMAN TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 87-13 BY MAKING CHANGES TO WINDOWS AND ROOFING AT 616 HARTFORD ST. AS PER CASE NO. AR 87-13, DRAWINGS NO. AR 87-13, DATED NOVEMBER 1, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

- f. Replacement Windows – **171 E. Granville Rd.** (American Vinyl LLC/Schultz) **AR 89-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Thomas Green approached the microphone and stated he works for American Vinyl and is representing his client. Mr. Hunter asked for clarification if all the windows are being replaced and Mr. Green said yes. Mr. Hunter asked if the picture window in the front will look the same and Mr. Green said yes. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. This house was constructed in 1953, and currently has wood windows. The homeowner would like to install vinyl replacement windows.
2. The proposed windows would fit in the existing openings and be the same basic style and color (white).

Conclusion:

1. The proposed replacement windows are appropriate.

Mrs. Lloyd moved:

THAT THE REQUEST BY AMERICAN VINYL LLC FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE WINDOWS AT 171 E. GRANVILLE RD. AS PER CASE NO. AR 89-13, DRAWINGS NO. AR 89-13, DATED NOVEMBER 4, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

g. Signage – **50 W. Wilson Bridge Rd.** (Signcom Inc./Chase Bank) **AR 88-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Hunter asked if he could bring the trail representative to the podium to ask him a question. Mr. Hunter wanted to know why this particular area is being disturbed to install the trail instead of routing through an area that already exists with pavement, such as through the parking lot, with minor notations on the pavement.

Darren Hurley approached the microphone and stated he is the Director of Parks and Recreation for the City of Worthington. Mr. Hurley said as they looked at the design for this particular leg of the trail they had a few goals in mind. One is that the project relates to the overall Wilson Bridge Road Corridor Study which shows the trail and the potential connection of the trail going east on Wilson Bridge Road, and the connection going through the pedestrian bridge over Interstate 270 along High Street. Mr. Hurley said they were not sure how to connect to the area while waiting for the bridge to be built. Mr. Hunter felt the trail would be better off placed through either of the two stop lights that are located on W. Wilson Bridge Road. Mr. Hurley asked for clarification if the trail would be better off to come through the area between Kroger and the Mall and Mr. Hunter said yes. Mr. Hurley said he can take a second look at options. Mr. Coulter did not feel there was enough room between Kroger and the Mall to utilize the area in a safe manner.

Mr. Dustin Hanson from Chase stated the changes to the pylon sign are in response to the trail. Mr. Hanson said the signage over the entrance is due to the addition of adding the entity of Chase Private Client. Mr. Hanson said he is now proposing to use halo lit letters, and the Chase logo, and Chase Private Client underneath. Just the Chase portion would be illuminated. Mr. Hunter asked if they would be individual letters and Mr. Hanson said yes, black letters. Mr. Hanson said he noticed cut through traffic and he wanted to know if they would be allowed to have any directional signage by the entryway. Mr. Hanson said he was not sure what the code would allow, but it would be a standard directional sign. Mr. Hunter said he felt that would not be necessary.

Mr. Hunter said he is not in favor of a pylon sign. He said the Wilson Bridge Road Corridor Study is trying to get away from those types of signs. He said he cannot see the justification for such sign. Mr. Hunter said he did not have a problem with the wall sign.

Mr. Coulter said he agrees with the issue about the pylon sign. Mrs. Lloyd said she has the same opinion about the pylon sign and would rather see the existing sign relocated. Mr. Coulter asked for clarification as to where the sign will be relocated. Mrs. Bitar said the sign will probably need to be moved approximately three or four feet back from the current location because of the trail.

Mrs. Lloyd asked Mrs. Bitar to refer back to the landscape plan because there was a different drawing shown than what was distributed in the Board members packets. Mrs. Bitar said the drawing shown was part of the trail proposal.

Mrs. Holcombe asked how wide the trail would be and Mrs. Bitar said eight feet wide.

Mr. Myers felt there is an opportunity to fix the signage, remembering when Chase initially brought their sign package before the Board. He said Chase was one of the first bank sign packages that had significant branding on the ATM machine. Mr. Myers said in granting Chase the branding opportunity, the Board allowed more signage at that particular location than any other bank in the city, and now that branding has become the trend. Mr. Myers said he feels that the Board did a favor for Chase years ago, by granting the signage opportunity and he does not feel bad asking Chase for a favor in return now by ask them to move their sign, and give the city a sign that will fit in with the Wilson Bridge Road Corridor. Mr. Myers said that he would like to see Mr. Hanson come back with a plan for a monument sign.

Mrs. Rodgers said that she believes monument signs are a great idea, but at this particular location, there will be trees added, and cars in the far right lane will block the view of the sign. Mrs. Rodgers said that she prefers the vertical sign at this location.

Mr. Hanson said he would like to remove the freestanding sign from the application at this time. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application as modified as being only free standing letters on the building and not include the monument.

One speaker came forward. Mrs. JoAnna Kralian came to the microphone and stated she lives at 245 St. Antoine, Worthington, Ohio. Mrs. Kralian said she did not feel the sign is necessary and does not fit in with the Wilson Bridge Road Corridor. Mr. Hunter asked if there was anyone else that wanted to speak and no one came forward.

Findings of fact:

1. Chase originally proposed placement of new freestanding and wall sign. With construction of the trail through the Chase property, the existing freestanding sign would need relocation.
2. The proposed freestanding sign was removed from the application.
3. A new wall sign consisting of backlit letters is proposed.

Conclusion:

1. The proposed wall sign is appropriate.

Mr. Coulter moved:

THAT THE REQUEST BY SIGNCOM INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGNAGE AT 50 W. WILSON BRIDGE RD. AS PER CASE NO. AR 88-13, DRAWINGS NO. AR 88-13, DATED NOVEMBER 1, 2013, BE APPROVED AS AMENDED THAT THE WALL MOUNTED SIGN WILL BE INDIVIDUAL LETTERS AND LOGO THAT ARE BACK LIT AND THAT THE FREESTANDING SIGN BE WITHDRAWN FROM THIS APPLICATION, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mrs. Lloyd, aye; Mrs. Rodgers, aye and Mr. Reis, aye.

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Signage – **50 W. Wilson Bridge Rd.** (Signcom Inc./Chase Bank) **ADP 06-13**

Discussion:

Mrs. Bitar recommended this application be tabled because the freestanding sign was withdrawn from the ARB application. Mrs. Holcombe moved to table this application and Mr. Coulter seconded the motion. All members said, “aye”.

- b. Multi-Use Trail Landscaping and Parking Lot Screening – **350-500 W. Wilson Bridge Rd.** (City of Worthington) **ADP 07-13**

Discussion:

Mrs. Bitar set up the presentation and turned the microphone over to the consultant that designed the landscape plan, Aaron Domini from OHM. Mr. Domini thanked the Board members for their time and explained he is a Senior Planner with OHM Advisors. He said he is also a Worthington resident and resides at 770 Morning St., Worthington, Ohio. Mr. Domini gave a brief overview of the history of the project and discussed the application that will be filed with the Ohio Department of Natural Resources (ODNR). Mr. Domini said this initiative goes back to 2010 when his firm worked with the City of Worthington to develop the Wilson Bridge Road Corridor Study. He said the key focus was economic development and to reposition the corridor to be economically competitive in the future. He said one of the key recommendations was to promote both social and physical connections, creating places for people to connect and places to move cars, bikes and pedestrians.

Mr. Domini said the primary east and west connection of the trail was one of the key recommendations of the study. Mr. Domini said after the completion of the study in 2011, he worked with the City to prepare an ODNR application. After the application was completed there was a public meeting with over thirty attendees, and that generated multiple letters of support from the major property owners in the Corridor. He explained the Mid-Ohio Regional Planning Commission was also involved as part of the regional trail plan. The City of Worthington was awarded \$175,000.00 dollars in 2012-2013 for the trail. At the time, one of the stipulations that ODNR placed on the award was the project had to be completed eighteen months from the date of the award. He said this project should be wrapped up by June of 2014. Mr. Domini said all possible alignments were looked at, but the north side was the preferred option. Two primary factors were cost and safety. Mr. Domini said they began the landscape plan in October and met with several residents, the Arbor Advisory Committee, and the City's arborist multiple times to get feedback.

Mr. Domini said one of the recommendations of the study was to make the plan a more identifiable streetscape, something a bit more uniform that you would see in a commercial office type of district. He gave an overview of plant materials that will be used. Bald Cypress will be integrated throughout the trail. The City's Arborist said that type of tree does well in this area. Littleleaf Linden will be the main street tree. Freeman Maple, American Yellowwood, and Frontier Elm trees will also be planted; they have beautiful color in the fall. Residents also recommended witch hazel to be planted for more color in fall. Parking lot screening was also discussed. Photographs were shown at different points of time such as 10-15 years out, and 30 years of mature growth.

Mr. Coulter asked Mr. Domini to discuss what materials will be used to create the bike path. Mr. Domini said the trail will be an 8' foot asphalt path, almost identical to the Olentangy Trail. The sidewalk that will continue on to the existing sidewalk at Old Wilson Bridge Rd. will be 4' feet wide. Mr. Hunter was concerned with the size of small street trees to be planted. Mr. Domini said the City's arborist suggested that smaller trees have a faster growth rate than transplanting a larger tree. Mr. Coulter said he liked the variety of trees that were chosen. Mrs. Holcombe agreed.

Mr. Coulter asked Mr. Domini if this plan were approved this evening how soon would the project start. He said the City would like to get the project out for bid as soon as possible so that construction can begin in the spring.

Board members had no other questions. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and no one came forward.

Findings of fact:

1. In conjunction with the proposed W. Wilson Bridge Rd. multi-use trail, landscaping along the front of the Officscape properties is proposed to change. Removal of trees and shrubbery is necessary to safely facilitate location of the trail behind the existing sidewalk.
2. An extensive landscape plan has been designed to visually screen the parking lot; create a new tree canopy; and to provide a landscape buffer between the trail and the road. Please refer to the narrative and drawings in the packet.

Conclusion:

1. The proposed landscape plans are appropriate.

Mr. Reis moved:

THAT THE REQUEST BY THE CITY OF WORTHINGTON INSTALL NEW LANDSCAPING AT 350 - 500 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 07-13, DRAWINGS NO. ADP 07-13, DATED NOVEMBER 1, 2013, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mrs. Holcombe seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye.

2. Zoning of Newly Annexed Areas

- a. C-2 Zoning District – **2233-2273 W. Dublin-Granville Rd.** (Gary Gitlitz) **REZ 02-13**

Discussion:

Mrs. Bitar reviewed the facts from the application. The Board members discussed the different types of uses for C-1 and C-2 zoning. Mr. Reis asked Mrs. Bitar how much land is being purchased for development. Mrs. Bitar said there are seven parcels, including the two that are already in Worthington, and then five parcels that were recently annexed. Mrs. Bitar said plans for the property should be available in the near future. Board members had no other questions.

Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Mr. Gary Gitlitz came to the podium and said he is the developer and would be requesting rezoning of the C-1 zoned area to C-2. He said they will be trying to make the commercial area useful to the nearby community. Mr. Hunter welcomed Mr. Gitlitz to the community, and said that he is anxious to see that property developed.

Findings of fact:

1. This property has been accepted for annexation to the City, and now must be zoned in accordance with City zoning standards. The parcel was formerly the Segna Volvo dealership.
2. The proposed zoning district is C-2, Community Shopping Center. The Linworth Rd. and W. Dublin-Granville Rd. area has properties in several jurisdictions. For the Worthington parcels, six different zoning districts are represented, with four being commercial. Two of the parcels for this development are already in the City of Worthington and are zoned C-1 and C-2. For a typical C-2 development, the C-1 parcel would need to be rezoned. Also, the seven separate parcels making up the site would need to be combined.
3. Although application has not been made, the annexation petitioner indicates a shopping center type development. Should the property be zoned C-2, it would be subject to Development Plan approval. Architectural Review approval would also be required.

Conclusion:

1. The C-2 Zoning District is appropriate for this land, based on the potential development and other zoning and uses in the area.

Mr. Reis moved:

THAT THE REQUEST TO ZONE THE NEWLY ANNEXED AREA AT 2233 – 2273 W. DUBLIN-GRANVILLE RD. AS C-2, COMMUNITY SHOPPING CENTER AS PER CASE NO. REZ 02-13, DRAWINGS NO. REZ 02-13, DATED NOVEMBER 1, 2013, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye.

D. Other

Mrs. Bitar said that in regards to the United Methodist Children's Home area (UMCH) the staff is working with a consultant to come up with designs for that area, and more information should be available soon.

E. Adjournment

Mr. Reis moved to adjourn the meeting. Mr. Coulter seconded the motion. The meeting adjourned at 9:17 p.m.