



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
December 11, 2014

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

A. Call to Order – 7:30 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the November 13, 2014 meeting

Mr. Coulter moved to approve the minutes, and Mrs. Rodgers seconded the motion. All members voted, “Aye”.

4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. Unfinished

- a. Multi-Family Dwellings – **39 & 41 W. New England Ave.** (Showe Worthington LLC/Snow House) **AR 51-14**

&

C. Municipal Planning Commission

1. Conditional Use Permit - Unfinished

- a. Residential in C-5 Zoning District – **39 & 41 W. New England Ave.** (Showe Worthington LLC/Snow House) **CU 09-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Chris Peterson said he is representing the developer, and his address is 45 N. Fourth St., Columbus, Ohio. Mr. Peterson said he wanted to enumerate some of the things that they have gone through during this process, hearing the community input, and a large part of that was reducing the density and now getting feedback. He said they reduced the impact the development was going to have on the Snow House. Mrs. Bitar had already mentioned the changing of the materials and architectural styles. Mr. Peterson said another large change was the addition of the garages instead of the carports. He said tonight's presentation, and the renderings themselves, will focus on points of view from people that live across the street and those nearby that will be impacted by this development. He said the first of the two views is from Mr. Clevenger's yard, and what the area will look like when he's walking out of his front door to get the newspaper. Mr. Peterson turned the discussion over to his architect to discuss technical details.

Mr. Carter Bean approached the microphone and stated his address is 4400 N. High St., Columbus, Ohio 43214. Mr. Bean said he had tried to manipulate the forms by dropping the front eaves to respect the scale of the Snow House. He said that had been effective in accomplishing that goal, but not in a pleasing style. Mr. Bean said he has now been able to manipulate the design in different ways to respect the Snow House in scale, while going back to the more traditional proportions, forms and styles for the buildings. He said on the east side there is some distance away from the Snow House and the new building was pushed back to be somewhat in line with the insurance building. Mr. Bean said with the lower density they were able to push that building on the west side quite a ways back. He explained the primary north façade of the west building is in line with the back façade of the Snow House. Mr. Bean described the various views of the elevations while the photographs were displayed on the overhead projector. He said from a material standpoint they were asked to bring in samples of the materials which they did. Mr. Bean brought in a full size, high quality, aluminum clad wood window with muntins on the interior, exterior and in between the glass. The color of the window is called "coconut cream". The brick samples were also shown to the Board members and audience. The roof tops will be comprised of asphalt shingles, and classic bronze metal for the standing seam roof material. Stained wood material will also be used. The entrance sets, the doors, sidelights, and transoms, wherever there is brick, the wood will be stained mahogany. The entrances that have siding on the buildings will have white surrounds, such as the coconut cream color. The Glen-Gery bricks that will be used are hand molded, and kiln fired.

Mrs. Rodgers asked how the colors of the hand molded bricks will look as compared with the Snow House. She asked if the Snow House bricks are redder in color. Mr. Bean showed comparison photographs of the brick sample next to the Snow House, the insurance building and the nearby Inn. He explained that all of the buildings in Worthington have a different brick character. Mr. Bean said that when the brick selection was made several weeks ago, they were on site with many different possibilities, but the Glen-Gery bricks seemed to be the most compatible with all of the nearby brick structures. The selected sample is not a perfect match to

either one of the nearby structures, but compliments all of them. Mr. Bean said the Snow House has hand molded bricks as well.

Mr. Coulter asked about the shingles that will be used. Mr. Bean said he will be using a dimensional shingle called, "Antique Slate". He said in a larger sample you would see more of a patina copper green. It will be consistently used on the brick elements, and then standing seam will be used on the lower garage elements.

Mr. Sauer said he has been thinking about this project, and when the project came before the Board for the very first time he had some reservations about it. There has been a lot of input from the community and one of the comments he heard mostly was if you are going to go forward with this project, then do it well. Mr. Sauer said that while thinking about this, one of the reference points he used was the 2005 Comprehensive Plan Update which talks about, in the first block of Worthington, the desire for more housing of a greater density, and some housing types that are not currently available in the community. He believes this proposal is very much meeting the intent of the Comprehensive Plan. Mr. Sauer said this project has evolved and each time the project has become before the Board, it has gotten better and better. He said he likes what he sees, and he supports the proposed development. Mr. Bean thanked Mr. Sauer for his comments.

Mrs. Holcombe said she agrees with Mr. Sauer's comments, and this project has come a long way. She said what she likes most is the fact that these condominiums will not be like other communities where all the condominiums look alike. She feels the design is staying true to Worthington, and that Mr. Bean has done a very good job. Mr. Bean said thank you.

Mrs. Lloyd said she wanted to compliment the work that Mr. Bean did on the elevations and massing, and the improvements to the roof lines. She said she did have one question about the Snow House. Mrs. Lloyd asked Mr. Bean if the trim on the Snow House would remain white. Mr. Peterson explained to Mrs. Lloyd the only change to the Snow House will be an improvement to the fire escape in the back of the building, which is not historical, and it is out of compliance with the building code.

Mr. Sauer asked why there is a fire escape on the back of the house. Mr. Peterson explained that the building used to be commercial structure which housed four suites for the Worthington Inn, and there had to be a fire escape there. Mr. Sauer asked if the house was going back to a single residence and Mr. Peterson said yes, but there are some logistical issues, such as getting furniture into the structure that will not fit through the stairways.

Mr. Reis said he would echo what his peers have already discussed. He feels this project looks great and has come a long way from the very beginning. Mr. Reis said Mr. Bean and Mr. Peterson have listened to the people of Worthington about changes. Mr. Reis feels this is a great project and good for Worthington.

Mr. Hunter said Mr. Myers made a comment that he would like to echo. He cannot stress too much that the Snow House and Mason's Lodge are part of the heart and soul of Old

Worthington. The Comprehensive Plan was vetted throughout the community at its time and talks about having the walk ability of downtown and the residents that can move around. He said he has heard that a number of times from people his age and younger that want to be able to walk across to the Inn, or to other businesses in downtown Worthington. He said this housing stock is not represented in the area of the city itself, and he feels this type is quite appropriate. He also said he compliments Mr. Peterson on not scraping the Snow House. He is glad Mr. Peterson is respecting the building itself and its architecture. Mr. Hunter said that architecture remains regardless of the use inside because buildings are going to be repurposed such as the McConnell Arts Center, and several other buildings throughout the community. He said he would not want the Snow House or the Masonic Lodge to have the same fate as the Griswold Inn which disappeared. Mr. Hunter said he also compliments the changes that have been made to this project. He did not like the project at first, but feels this project has come a very long way, and he now likes what he sees. Mr. Myers said he had nothing else to add at this point. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and several people raised their hands.

The first speaker was Ms. Kay Keller who approached the microphone and stated her address is 670 Morning St., Worthington, Ohio. Ms. Keller said her comments pertain to both sites on East and West New England Avenue. She explained she has testified before so her comments would be short. Ms. Keller said she wanted to remind the Board members when they are considering their vote that a number of people have shared their concerns about the proposed projects and some of those concerns are still ongoing. Other people have testified before this body, have written letters, letters to the Editor, signed petitions, including a neighborhood petition, and a petition from the Old Worthington Association. She said the majority of the people that have expressed their concerns live in Old Worthington. Ms. Keller said the only supportive comments she has heard have come from the Masons who have an understandable vested interest in seeing these projects move forward. Ms. Keller said there are aspects of this project that people do like, such as the adaptive reuse of the 1950's lodge building. People are also pleased that the 1820's lodge building will remain unchanged on the outside. The controversy arises over whether the interior will remain intact. People are also pleased that the exterior of the Snow House will remain unchanged. Ms. Keller said she likes the changes that are proposed this evening; there has been a lot of progress made. She said there are still concerns of overbuilding the lots with little resulting green space, and building on areas which should have no buildings on them. Ms. Keller said there has been little direction coming from the Board and City staff on those issues. That is what she is still concerned about, those issues that have not been addressed. She said just because someone wants to do something does not mean that the project is appropriate for the site. Ms. Keller said the Comprehensive Plan did not have any citizen input.

Mr. Hunter interrupted and said that there were a tremendous number of public meetings about the Comprehensive Plan, along with public input to put the plan together.

Ms. Keller said she has heard many times about the comments about the financial investment the Showe Organization is about to make but not about the financial investment that the community residents have already made. She said they also own property in the community; have improved their properties; pay taxes; they shop at the local stores and restaurants; are involved in the

community; and the residents have an ongoing investment. She feels their resident status has not been acknowledged, and that they have been discounted. Ms. Keller said she hopes as the Board prepares to vote on these proposals they will take all that has been said into consideration.

The next speaker was Mr. Gary Schmidt, of 263 Franklin Ave., Worthington, Ohio. Mr. Schmidt said that point number one, he has spent a lot of time in Old Worthington, and he likes the plans. He said we are lucky as a community to have the Showe family, and what they have done with the Worthington Inn is very nice. Mr. Schmidt said he has lived in the Community now for twenty-two years and really likes Worthington. He said that point number two is he is not okay with the City purchasing the buildings, especially the Lodge. He does not believe that is a good idea. Mr. Schmidt said that as a third point, he is a Landscape Architect, and has been doing that kind of work for thirty plus years. He has spent a lot of time at meetings just like this one. He said he is currently sitting on the Board of the Rocky Fork- Blacklick Accord as a City of Columbus Representative. In the past, he has also served on the Brewery District Commission so he has been in the same spot that the Architectural Review Board members are. Mr. Schmidt said what he has noticed over the years is very rarely will someone like him come to the meetings and say what he has said; usually people that are not in support just show up at the meetings. Mr. Schmidt said he hopes the Board will approve this application because he believes this is a good plan.

The next speaker was Ms. Sunny Allen, of 665 Hartford St., Worthington, Ohio. Ms. Allen said she applauds the developer for trying to improve the plan, however she is questioning the need for apartments in a congested area. Ms. Allen said there are already new apartments coming on the market near the Worthington Mall, and a few hundred apartments are being planned for the former site of the Methodist Children's Home. She does not understand why she has to sacrifice so much for a handful of apartments being built in an already congested area. She wants the Board members to realize that this is a momentous decision that they are going to make. Ms. Allen said once the last green space is gone, the green space will be gone forever. The green space will not be there for future generations to enjoy. There were no other speakers.

Findings of Fact & Conclusions

Background & Request:

This site includes the Snow House and a commercial structure. The Snow House was built in 1814 by John Snow, who was an influential leader of the Masonic Lodge and held early lodge meetings at the house. The Federal style house features a symmetrical five-bay façade, and is listed on the National Register of Historic Places. It was used as a residence until approximately 1930; was an annex to the Worthington Inn; and most recently has housed an expansion of Igloo Letter Press. The commercial structure was constructed around 1920, likely as a garage/carriage house/utility shed, and was converted for commercial use. Most recently the Candle Lab and Igloo Letter Press have been located in the building.

The request, called the Snow House Condominiums, involves conversion of the entire property into a multi-family dwelling development. No façade changes are proposed for the Snow House;

demolition of the commercial structure is proposed. The Snow House would be converted back to a single dwelling unit, and 5 townhouses would be constructed on the remainder of the site.

Project Details:

1. The 5 townhomes are proposed around the perimeter of the site. One unit (SH #1) would be west of the Snow House, 19.6' from the right-of-way. A separation is proposed between SH #1 and SH #2 to allow storm water to exit along the west property line. SH #2 and SH#3 are proposed along the southern property line; and SH #4 and SH #5 are proposed on the eastern portion of the property, 14.2' from the right-of-way. All townhomes would have attached two-car garages and private patio areas. A two-car detached garage is proposed rear of the Snow House for its residents' use, and a patio area is also planned. In addition to the retention of trees at the front of the site, a mixture of landscape and hardscape elements is proposed around the units and on the patios including: ornamental and shade trees; shrubs; perennials; sidewalk and patio surfaces of brick, concrete and stone; and privacy fencing and gates. The cedar privacy fencing is proposed as 6' high, with the top foot being open style vertical slats.
2. The two-story Snow House would retain its all brick façade, with the only change being replacement of the fire escape on the rear. The new structures are proposed as two-story with SH #1, 3 & 5 being mainly brick and SH #2, 4 and the garages and connectors between townhomes being 6" Hardieplank lap siding in Acadia White (eggshell), with Charlotte Slate and Arroyo Red accents. Classic Bronze metal is proposed for flashing, gutters and downspouts. Classic Bronze standing seam metal is proposed for porch and garage roofs and dormers. Antique Slate asphalt shingles are proposed for the roofs. Wood columns and trim; single hung 6 over 6 Andersen vinyl windows; and Carolina Lanterns coach lamps are also proposed. Details about the windows and doors are needed.
3. The size of the dwelling units range from 1916 square feet to 2095 square feet in area.
4. Parking would be in the each units' 2-car garage. The only lighting would be the coach lamps on the buildings.
5. Installation of a surface water management facility will be necessary, and is shown conceptually on the Grading and Utility Plan.
6. A transformer is shown adjacent to the Snow House garage and with a screen around. Condensing units are shown mainly behind units and would be screened with evergreen shrubs and tall grasses.
7. Trash is expected to be stored individually in the garages.
8. The required Public Area Payment would be \$1750.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: As with other design considerations, study Worthington's rich collection of 19th and 20th century architecture for design ideas for entrances and doors. For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select

colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;

Worthington Comprehensive Plan

Village centers like Old Worthington are logical places to add residential density in and behind the main corridor. Such residential development adds more pedestrian activity, increases the market base for the retail stores, and can be designed as a product that is attractive to young professionals and empty nesters. In Worthington, redeveloping residential lots within the first High Street block requires expertise to prevent it from tearing into the historic fabric of the City. Such development must be evaluated on a case-by-case basis, but it would be critical to be appropriate for the site in scale and design while at the same time creating a continuous street

front. One of the most effective methods for adding residential units in this area is to rediscover and recapture the upper floor spaces in existing and new development along the corridor. The pedestrian-friendly, mixed-use nature of Old Worthington is historically appropriate. Its success indicates that there are significant land use lessons to be applied to redevelopment efforts in Worthington. It appears there may be new opportunities for mixed-use development in appropriate locations. The history of the High Street corridor indicates long-term success for a linear commercial development approach.

Worthington Conditional Use Permit Regulations

The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Recommendation:

Staff feels the project is generally in line with the Comprehensive Plan recommendations and would have a positive impact. Retention of the Snow House without modification is essential. The unit count, placement and design seem appropriate. Catalogue cuts of the windows and doors, and a mock-up of the brick viewed with the Snow House are needed.

Motion for ARB application:

Mr. Sauer moved:

THAT THE REQUEST BY SHOWE WORTHINGTON LLC FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH A STRUCTURE AND CONSTRUCT NEW MULTI-FAMILY HOUSING AT 39 AND 41 W. NEW ENGLAND AVE. , AS PER CASE NO. AR 51-14, DRAWINGS NO. AR 51-14, DATED DECEMBER 1, 2014, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. The motion was approved.

Motion for MPC application:

Mr. Sauer moved:

THAT THE REQUEST BY SHOWE WORTHINGTON LLC FOR A CONDITIONAL USE PERMIT TO CONSTRUCT NEW MULTI-FAMILY HOUSING AT 39 AND 41 W. NEW ENGLAND AVE. , AS PER CASE NO. CU 09-14, DRAWINGS NO. CU 09-14,

DATED DECEMBER 1, 2014, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye. The motion was approved.

B. Architectural Review Board (cont.)

1. Unfinished

b. Multi-Family Dwellings – **634 High St. and 41 E. New England Ave.** (Showe Worthington LLC/Masonic Lodge) **AR 50-14**

&

C. Municipal Planning Commission (cont.)

5. Rezoning - Unfinished

a. Planned Unit Development – **634 High St. & 41 E. New England Ave.** (Showe Worthington LLC/Masonic Lodge) **PUD 03-14**

Discussion:

Mrs. Bitar said she wanted to address some of the questions and concerns about the property along East New England Avenue. She said seventy-two feet of the property is zoned R-10 and the rest of the property is zoned AR 4.5, which is multi-family. The R-10 property also includes the drive that goes down to the church. When this area was zoned, it was intended to be a single family lot and have the drive to the church on it at the same time. The AR 4.5 portion is L shaped, and is located directly across from the municipal parking lot. If this area had been rezoned at some point over the years, along with the Masonic Lodge property, the property would have likely been rezoned to C-5. She said with that in mind, the setback requirements are different. There are no setback requirements for the front and sides for the C-5 zoning district. She explained that did not happen, but that could have been the request before the Board this evening. Mrs. Bitar explained when City staff talked with the developers there was a choice to rezone to a straight zoning district or rezoning as a Planned Unit Development. Staff feels the Planned Unit Development gives more control over what exactly is going to be built there. If the property had been rezoned to C-5, there would not have been that same type of control that the Board can exercise now. Mrs. Bitar explained that either way this is a request to rezone the property. She said that staff has asked the Architectural Review Board not to vote on the matter until the Planned Unit Development goes forward to City Council for rezoning. What is being asked is to table the Architectural Review request after discussion, but make a recommendation to City Council on the Planned Unit Development which will rezone the property.

Mr. Sauer asked Mrs. Bitar if the width of the property on the east side of the alley is fifty-two feet and Mrs. Bitar said that is correct. He said there are many lots in Worthington that are only fifty feet wide, and there are houses on them. Mr. Sauer said the proposed house will be on a similar size lot to many other homes in Worthington. Mrs. Bitar said in the current code, existing lots that are fifty feet wide are allowed to have a house constructed on them. Mrs. Bitar resumed discussing the facts from the application.

Mr. Peterson approached the microphone and explained he was going to show the renderings from different camera angles. He explained they will be keeping all of the exterior Masonic elements. The door will be restored which also has some key elements such as the square and compass, and there some placards on the walls that will also stay, so this building will remain a historic icon for the community as they walk past along High Street. Mr. Peterson turned the discussion over to his architect, Mr. Carter Bean. Mr. Bean approached the microphone and stated his address is 4400 N. High St., Columbus, Ohio. Mr. Bean discussed how the photographs showed the reduced massing in the new townhomes. He said in bringing forth some variety and interest they have added stone material to the two townhomes. Mr. Bean further discussed the other materials that will be used. He said at the last meeting he heard comments of how imposing the entrance was on the north unit on East New England Avenue so he made a small shed roof at the porch level and played it down a little bit so the look is not so overbearing. Mr. Bean also discussed the look from the back of the units and stated the vehicular traffic of the residents will be contained wholly on site and within that area. He is proposing concrete walks in the areas that would be adjacent to landscaping. What was not shown was the connection across the drives. He said he believes that continuing the walkway is important to give people a clearly defined path so they would like to use more of the brick pavers that were shown in the landscape package to connect across both of the vehicular drives.

Mr. Hunter said he was not clear on the curbing and asked Mr. Bean if the sidewalk would be curbed and Mr. Bean said no. Mr. Peterson explained what is not clear, but intended, is the garages for the townhomes have been pushed farther west such that when there are two cars in the garage, you will be able to park a full length car without impeding the sidewalk. Mr. Peterson continued to say the sidewalk and the drive will become essentially the defacto property of the City, which it is currently not. Part of the rezoning application includes granting an easement to the City, allowing the public to utilize the private drive in perpetuity along with a five foot sidewalk, and an additional one foot easement that will be lighting for the sidewalk. Lighting was not shown on the drawings.

Mr. Coulter said if the concrete is the same level as the asphalt then why not raise the concrete to be a regular sidewalk. Mr. Peterson said he has had conversations with the church and City staff about that and came to the conclusion that a flush solution was the best way to go, but they are willing to listen to further discussion. Mrs. Bitar said that will have to be looked at to see if there would be enough room to be ramped up and ramped down in that limited amount of space.

Mr. Peterson said that will involve the City's budget because after the granting of the easement and the area is built, the easement will become the City's responsibility to maintain. The City's leasehold interest with the church will need to be renewed every ten years, and the City will be responsible for scraping for ice and snow, so that is the main reason they decided to go with the

flush sidewalk. Mrs. Bitar said staff can check with the City Engineer to see what he believes would be best. Mr. Sauer explained that after the first time the area is repaved the drive will be higher than the sidewalk. Mr. Hunter said that curbing becomes a deterrent to parking. Mr. Peterson said he is ambivalent. Mr. Brown stated he will check with the City Engineer to see what would work best. Mr. Brown also stated as part of this process, when this matter goes on to City Council, in addition to the three different zonings for this property, there are actually three different lots of record, so they will be combining them to create one lot of record, and platting the access easement that will be twenty-six feet in width and the City will take over the maintenance of the driveway after the being built by the City's standards and the sidewalk installed (the look to be determined), along with lighting.

Mr. Bean described the color palette of the single family home. The roof top will be the same type of dimensional shingle as used on the condominiums next to the Snow House. The townhomes will be built with a warm buff colored limestone; a weathered zinc material will be used for the standing seam roof; and lap siding. Mahogany stained wood will be used for the doors, the sides and the transoms. The same type of window as discussed at the other property will be used for this project, but the color will be darker. Mr. Bean explained that a different type of brick will be used for the garages, because they cannot match the brick that was used on the 1950's building because of the variations in the brick. He said they can match the brick that was used for the one story addition that was put on the back of the lodge where the garages will be located.

Mr. Sauer said the drawings suggest the structure of the garage consists of the taller portion being brick and the lower portion being siding. Mr. Bean said the drawings should have been updated to state the garages will be all brick. He said in one of the public meetings there were comments about having too many different materials in the back and making the area look hodgepodge. Mr. Bean said they started to analyze the Lodge building again and nowhere on that structure is there any lap siding, and since they are trying to compliment all brick structures, they decided all brick would look best for the garages. The brick that was selected is a very close match to the piece that they will be closest to. Mr. Coulter said he agreed that all brick would look best for the garages.

Mr. Sauer said as he was driving around he noticed a stone house on West North Street that happened to have white trim, with a colored door, and black shutters. He said the house looked very charming, and asked why Mr. Bean picked out dark trim for the single family house.

Mrs. Rodgers said she wanted to toss in the opposite view. She said this building is her favorite so far at either of the two sites. She likes the diversity of the structure and said if you look around Worthington you will see the architecture is very diverse. She said she also likes the simplicity and scaled down entrance. Mr. Reis asked Mr. Bean if he was using full depth stone and Mr. Bean said no, he is using a veneer stone. Mr. Reis also asked Mr. Bean what material would be used for the garage doors and Mr. Bean said he will be using a vinyl clad material that will be similar to the windows, and pre-finished. Mrs. Bitar asked if the windows would be vinyl or aluminum, and Mr. Bean said aluminum on the exterior only.

Mrs. Rodgers said she appreciated the change in the massing on the stone building. She thought the look was jarring originally in the High Street view and now the house looks lovely. She also thanked Mr. Bean for responding to the community with respect to the setbacks, and pushing those back to be in line with similar adjacent structures. Mrs. Rodgers also feels the cupolas do not match the garage structures, but she appreciates the incorporation of other materials such as the brick that was strongly requested by the community. Mrs. Holcombe said she wanted to clarify for everyone in the audience that this project is for building condominiums and not apartments. She said she also appreciated the fact of making the area look like a neighborhood, and allowing more green space.

Mr. Myers said he would like to make a comment before opening up the discussion to the public. Mr. Myers said on behalf of himself that he wanted to thank the public for coming out to these meetings. He explained the public's input had a great deal of influence on whatever will ultimately be approved, and his compliments to the architect and the developer for listening. Mr. Myers said this project has changed considerably. The public may not have the setback that they want on East New England Avenue, but the setback went from six feet to thirteen feet, and back where the other houses are. He explained that the public may not get a pocket park but the public never had it. Mr. Myers explained the lot has always been zoned R-10 for residential and could have been built on fifty years ago, but because of the public's input, they got a lot of what they wanted. He continued by saying this is the only level of government where you can do that. He said if you have a problem with the Health Care Act, you cannot go to congress and testify. If you have a problem with gun control, you cannot go to the General Assembly, at Broad and High Street and testify. Mr. Myers said he wished that he could testify because the state just took a hundred thousand dollars away from the City because of changes to the Municipal Tax Code. He said this is the only place where you can do that and truly heard. Mr. Myers said what we ask in return is that you respect the people that are up here. The Board members are all volunteers. Mr. Myers said he only gets \$50.00 per City Council meeting. He does not receive pay for attending Architectural Review Board meetings. Mr. Myers said, "When the Chairman asks you to please hold your applause and you applaud anyway, when you make comments that we are in the pockets of the developers, when we hear comments that we are only doing this for the tax revenue, I have to take that personally." He said that he is just asking for respect. He said, "We are all only doing this because we are residents of Worthington, we are deeply concerned with Worthington, and we may not always share your views, but we try our best."

Mr. Hunter asked if there was anyone in the audience that would like to make comments and several people raised their hands.

Mrs. Bitar swore in the first speaker. Ms. Angelica Gerbes of 103 E. New England Ave., Worthington, Ohio. Ms. Gerbes asked why the single family home has to be a part of this development. Does this really affect the developer's bottom line so much to just leave the area green? Mr. Hunter explained the developer has been asked this question multiple times and he has chosen to move forward with this project, and City Council has already stated that the area will not be a pocket park. She just wanted to add that a pocket park would add a lot of good will.

The next speaker was Mrs. Suzanne Seals of 123 E. New England Ave., Worthington, Ohio. Mrs. Seals said she would like to ditto the comments about the improvements to the project. She said she was surprised, very pleased and said thank you to the developer. Mrs. Seals said, "I feel that we were dressed down a bit, and I think we all live in a democracy and pay taxes, and I think we have every right to speak to you all." She said she acknowledges the fact that the Board members are all volunteers and she appreciates what they are doing. Mrs. Seals said when this project started she spoke with some of her neighbors that have lived here for a long time about her concern about the crowdedness, the lack of green space, and they said, "Don't worry about it, MPC and ARB will take care of that, and they won't let that happen". The residents of Old Worthington assumes that the Board members are their watchdogs and that they will protect the unique downtown that brought us here and buy houses here, and not in a new development. She said she urges the Board to continue to be watchdogs. She said she is concerned about the Board's inconsistency in how it enforces the high standards of Worthington regarding new buildings and renovations. She said she noticed on some projects the Board is rigorous with their attention to detail and on others you appear to be almost giddy with the glitz of the project, allowing it to violate many of the high standards of Worthington.

She said going forward she would urge the Board to not be seduced by developers by what they are doing in downtown Columbus, the Short North, Dublin, and New Albany, for instance. Those are areas that are welcoming developers who promise to turn their communities and neighborhoods into what the residents already have in downtown Worthington. She believes there will be developers that will want to fix the historic community but those residents that live in the area do not believe the area is broken. She said she is not talking about the improvements and bringing in new businesses, but talking about the footprint that is already established. Mrs. Seals said she urges our City officials to honor the values of Old Worthington and not be tempted by peer pressure from City officials in the other areas to compete for the honor of the most new development in our downtown. She said granted there are challenges ahead keeping the downtown business district viable, protecting the Village Green in the face of the traffic nightmare that is being created in Linworth, finding an appropriate use for the old library, the school administration office, developing the United Methodist Children's Home just to name a few. She said her last point is there will always be people, visitors and residents that are drawn to the traditional style of living here in old Worthington, the traditional architecture, and the small town feel of a walkable community. She said attendance at special events and the way houses are sold when immediately going on the market are a testament to the popularity of this old district. Mrs. Seals said that Worthington's downtown is the envy of many communities working in vain to replicate what Worthington has. She said it is very important to protect what Worthington already has and to please be the watchdog for Old Worthington, and she is counting on the Board to do their job.

Mr. Sauer said he wanted to make a comment. He said he serves on this committee, and volunteers to do so because he lives in Worthington, and has lived in the community for over thirty-three years. Mr. Sauer said he likes the community, he likes the character of the community, and he feels strongly about preserving the integrity of the community. Mr. Sauer said to imply that he is not concerned about that and that he might be seduced by developers, he takes that as an affront. He said the only reason he does this is because he has a desire to make

sure the integrity and the character of the community we all love is maintained. He said he understands that in that process there will be differences of opinion. We all have differences of opinion on various things, but please do not suggest that his interest or efforts are insincere.

The next speaker was Mrs. Steffanie Haueisen of 587 Fox Lane, Worthington, Ohio. Mrs. Haueisen said she is speaking on behalf of preservationists in Worthington. She said she would like to ask Showe LLC as they finalize and price out their condominium units if they will seriously consider selling the 1812 structure with no modifications to a group representing a public entity. Mrs. Haueisen said the group is dedicated to preserving that structure to be still somewhat accessible to the public. She said they are grateful to the pledge to retain the exterior of the building and in its current appearance but distraught at the idea of public loss of yet another historic building. Mrs. Haueisen said besides the obvious historic value of the building to the Masons themselves the public also views and values that building as one of the last surviving vestiges of the true pioneer lifestyle belief structure and pride in craftsmanship. She said, "To us the building represents James Kilbourne and the Scioto Company members who were Masons and the importance of how very early in Worthington's existence the Masons were committed to sharing and establishing for all to appreciate their beliefs and values. For the public to no longer have this building as part of the community's heritage would certainly remove a large piece of Worthington's history, character and heart.

The next speaker was Mr. Jim Seals of 123 E. New England Ave., Worthington, Ohio. Mr. Seals said he wanted to get his hand up before this gets railroaded. Mr. Hunter said he objects to Mr. Seals comment. Mr. Hunter said he is sorry, but the word railroading is ridiculous. Mr. Seals said one of the earlier speakers stood up and spoke in favor of the project, and he commended him for doing that. Mr. Seals said that earlier speaker also shared some of his credentials, which is fine. He said he would not ordinarily do that, but since the other man did, he said that he will also. Mr. Hunter explained that Mr. Seals did that at the last meeting, which is still part of the record. Mr. Seals said, "You have no idea what I am about to say, do you. Do you know what I am about to say?" Mr. Hunter said please continue. Mr. Seals wanted to mention his credentials. Mr. Seals said he was Director of Marketing and Corporate Development for a company in Franklin County. He said as a former marketing guy, he would like to support what the gentleman said earlier and that is, he came in and spoke in favor and there are probably a lot of other people who are in favor of this project who did not speak. Mr. Seals said that for every person that speaks in favor of this project there might be a hundred people out there who are against this project that did not come here to speak and he would like to acknowledge that. He said, "You have a pretty good feel for how the community around old Worthington feels about this project, and it is pretty overwhelmingly opposed to this project". Mr. Seals said, "There are some people that are in favor of the project, and they have financial reasons to be in favor of it, but the majority of them are absolutely against it." Mr. Seals said he "was surprised to hear PUD in this context because we cannot just make up definitions for words, and PUDs have been around for a long time. They started in Maryland decades ago and used all over the country and we cannot just make up our own little definition for a PUD, and as all of you know, I hope the rest of the community knows, what we are talking about on East New England Avenue, bears no resemblance to a PUD. When you talk about PUDs, you are talking about a hundred to thousands of acres and you are talking about community buildings".

Mr. Seals asked Mr. Sauer if he is an architect. Mr. Sauer said yes, he is an architect. Mr. Seals said, "I feel that it is essential that we have architects on the Architectural Review Board, but I hope that you will acknowledge that there is a built in, if subtle, and not always open, slight conflict of interest, and not in your interest to annoy all of the developers in central Ohio. Mr. Sauer said he disagrees. Mr. Sauer said he is no longer practicing and has allegiance to no one. Mr. Seals said, "I would like to pick up on what Mr. Myers said and that is we live in a represented democracy and we have democratic structures here and we have democratic institutions and when they are populated by the appropriate people who are representing citizens it works great, and I agree with you on a local level we are still able to have a representative democracy but when the people who populate those structures do not represent the people and instead represent people that do not even live here"... Mr. Sauer asked what Mr. Seals is suggesting. Mr. Seals said, "I am suggesting that I am puzzled by why we would make variances when the community is opposed to it. When you hear over and over, when you hear citizens writing letters to the Editor, letters to you, signing petitions, standing up in public and saying they are opposed to something why would you go ahead and do it if you are representing the people. I have to wonder who we are representing here. I will close by saying that I think all of you have done a wonderful job over decades on many projects and thank you for your volunteer work". Mr. Seals also said, "The people who are elected here are elected to represent us and if they do not represent us then we have an opportunity to take them out of office and to insure that staff also represents us". Mr. Myers said, "I will echo your thoughts, this is a representative democracy, you have a right to vote, if you took affront to my comments then it is your duty to vote against me and I hope that you carry that out". Mr. Seals said, "Based upon what you said earlier I would be happy to help you work on your campaign, I will volunteer." Mr. Myers said, "I appreciate that but I do not take help, I walk all the doors myself. I do not take money, and I do not take help, and I will say please vote, only thirty-three percent of the voters in Worthington voted in the last municipal election". There were no other speakers.

Findings of Fact & Conclusions

Background & Request:

The applicant is in contract to purchase the Masonic Lodge property, which consists of 3 parcels:

1. The original two-story brick building constructed in 1820, which most recently served as the Ohio Masonic Museum; on the National Register of Historic Places
2. An addition to the south constructed in 1957 with parking behind, which most recently housed the offices and meeting space for the Lodge
3. An "L" shaped parcel with ~143' of frontage along E. New England Ave. (a.k.a. 41 E. New England Ave.), extending to the rear of the 1820 building, and including the existing drive to the Worthington United Methodist Church parking lot.

This request involves combining the three parcels; rezoning the resultant parcel as a PUD to allow conversion of the Lodge buildings to 6 residential units; and construction of new multi-family residential, consisting of 2 townhouses and a single unit condominium along E. New England Ave. Also, ARB approval is needed for the proposal.

Project Details:

Page 16 of 48

ARB/MPC Meeting December 11, 2014

Minutes

1. Design Regulations:

- a. Character. *The proposed PUD shall consist of an integrated and harmonious design with properly arranged traffic and parking facilities and landscaping. The PUD shall fit harmoniously into and shall not adversely affect adjoining and surrounding properties, Roadways & public facilities.*

The project makes use of the historic lodge buildings, provides infill development along E. New England Ave., maintains and formalizes the drive entrance to the Worthington United Methodist Church/Municipal parking lot, and adds a pedestrian walkway from the lot to E. New England Ave. A 26' easement to accommodate the drive, sidewalk and lighting is proposed. The proposed single unit structure on the east side of the drive is intended to buffer the existing single-family residential property from the proposed townhouses on the west side of the drive. The additional residential units should not adversely affect the surrounding properties.

- b. Design. *Site layout, Buildings, Accessory Structures, landscaping and lighting shall be compatible with or enhance the surrounding neighborhood and community.*

Site layout: Parking for the Lodge residential units is proposed in garages in place of the current Lodge parking. The access drive to the parking lot would remain in the same location, and a sidewalk with lighting is proposed on the west side of the drive. The units west of the drive are proposed 13' from the E. New England Ave. right-of-way line. The single unit east of the drive is proposed 30.5' from the right-of-way line.

Buildings: The existing historic buildings are proposed to house 6 units, 1 in the older part of the building, 3 on the ground floor of the newer part of the building and 2 on the top floor of the newer part of the building. The exterior changes planned involve the replacement of the exterior stairs on the older part of the building; the replacement and addition of windows on the north and south elevations of the newer part of the building; the addition of stairs and entrances to access the units on the north and east sides; and installation of a door in place of a window on the front of the connector between the buildings. The size of the dwelling units in the lodge range from 1346 square feet to 2933 square feet in area.

West of the drive from E. New England Ave. to the parking lot, a two-story structure with 2 townhomes is proposed. The units would each have a two-car garage with access from the drive to the parking lot. The northern unit, ML #1 would have its entrance facing New England Ave.; the southern unit, ML #2, would have its entrance facing east. Both townhomes would have a private patio area on the west side of the structure. The new structure is proposed as a two-story structure finished with a cultured stone veneer on the main living units and 6" Hardieplank lap siding between the units. Weathered Zinc standing seam metal is proposed for the roofing. Wood columns and trim; single hung 6 over 6 Andersen vinyl windows; and Carolina

Lanterns coach lamps are also proposed. The proposed townhomes would each be 2204 square feet in area.

East of the drive from E. New England Ave. to the parking lot, a 2230 square foot two-story single unit condominium is proposed. The new structure is proposed with 6" Hardieplank lap siding in Duxbury Gray, with Monterey White trim and Arroyo Red accents. Charcoal Gray standing seam metal is proposed for the gable trim and porch roofs. Antique Slate asphalt shingles are proposed for the roof. Wood columns and trim; single hung 6 over 6 Andersen vinyl windows; and Carolina Lanterns coach lamps are also proposed. In this revision, the two-car garage would be attached with the second floor of the house extending above part of the garage. A patio area is proposed west of the structure.

Landscaping: A mixture of landscape and hardscape elements is proposed between and around the units including: ornamental and shade trees; shrubs; perennials; sidewalk and patio surfaces of brick, concrete and stone; a pergola; privacy fencing and gates; and a raised planter wall. The cedar privacy fencing is proposed as 6' high, with the top foot being open style vertical slats.

Lighting: The only lighting would be the coach lamps on the buildings, and proposed bollards along the new sidewalk. Details are needed.

- c. Screening. *Parking facilities and refuse containers shall be permanently screened from all adjoining residential uses.*

The only residential lots this property adjoins are east of the single-family unit. Shrubs and trees are proposed on that lot. Mechanical equipment, including condensing units, must be shown on the plans and screened. Trash is expected to be stored individually in the garages.

- d. Tract Coverage. *The ground area occupied by all Buildings shall be balanced with green space to soften the appearance of the development. Total Lot/tract coverage shall be set forth in the PUD documents.*

The applicant is representing that 61% of the site would be covered with impervious surface. If this property were in the C-5 Zoning District, 80% would be the maximum lot coverage. Installation of a surface water management facility will be necessary.

2. Traffic and Parking:

- a. Traffic. *Adequate ingress and egress shall be provided as part of the PUD.*

With dedication of the drive easement, and an easement from the church, adequate ingress and egress would be provided.

- b. Parking. *Parking shall adhere to the following standards:*
- A. Design. *Parking and service areas shall be designed and located to protect the character of the area.*

Garages would enclose any cars on the site. The townhomes and single unit condominium would have additional room for parking in the driveways.

- B. Residential Uses. *There shall not be less than one parking space per Dwelling Unit.*

Two spaces per dwelling unit are proposed.

- C. Bicycle Parking. *Bicycle parking should be adequate to serve the proposed uses.*

Public bike racks are not shown. Residents would have room to store bicycles in the units.

3. General Requirements:

- a. Environment. *The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.*

A Phase I Environmental Site Assessment revealed no recognized environmental conditions.

- b. Natural Features.

- A. *The Municipal Planning Commission shall not recommend a PUD unless it finds that such development preserves, restores, maintains and/or enhances: (1) Natural Features and (2) the character of the surrounding neighborhood and community.*

- B. *The Municipal Planning Commission shall not recommend a PUD if it finds that the Natural Features on such property have been or will be removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Municipal Planning Commission on permanent restoration of Natural Features. All healthy trees 6" caliper or larger shall be retained, or replaced with total tree trunk equal in diameter to the removed tree, and this shall be documented as part of an approved Natural Features preservation plan and/or landscape plan. In the event the Municipal Planning Commission determines that full replacement would result in the unreasonable crowding of trees upon the Lot, or that such replacement is not feasible given site conditions, a fee of four hundred fifty dollars (\$450.00) per caliper inch of trees lost and not replaced on such property shall be paid in cash to the City for deposit*

in the Special Parks Fund. Such deposits shall be used for reforestation on public property.

A Tree Preservation Plan has been submitted.

- C. Public Area Payments. *Whenever any new Dwelling Units are created as part of a PUD, then the developer or owner, as the case may be, shall make a cash payment to the City in the amount of two hundred fifty dollars (\$250.00) per each new Dwelling Unit created for deposit in the Special Parks Fund. Such deposits shall be used for costs associated with the City's parks, playground and recreation areas. The public area payment required by this section shall be made prior to the issuance of the building permit for the project.*

The required Public Area Payment would be \$2250.

- D. Public Space Amenities. *A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every five-thousand (5000) square feet of gross floor area of multiple family dwelling, commercial or industrial space that is new in the PUD. Public Space Amenities are elements that directly affect the quality and character of the public domain such as: An accessible plaza or courtyard designed for public use with a minimum area of two-hundred fifty (250) square feet; Sitting space (e.g. dining area, benches, or ledges) which is a minimum of sixteen (16) inches in height and forty-eight (48) inches in width; Public art; Decorative planters; Bicycle racks; Permanent fountains or other Water Features; Decorative waste receptacles; Decorative pedestrian lighting; and Other items approved by the Municipal Planning Commission.*

Six Public Space Amenities would be required. The permanent easement for the driveway, the sidewalk and associated lighting and landscaping may suffice.

4. Other
 - a. The Final Subdivision Plat has been submitted, but may include further revisions.
 - b. Proposed uses for the site should be in line with C-5 Zoning District uses, except that Residential Uses would be permitted.
 - c. Proposed phasing of development of the site, including a schedule for construction of each phase is needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are

important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: As with other design considerations, study Worthington's rich collection of 19th and 20th century architecture for design ideas for entrances and doors. For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;

Worthington Comprehensive Plan

Village centers like Old Worthington are logical places to add residential density in and behind the main corridor. Such residential development adds more pedestrian activity, increases the market base for the retail stores, and can be designed as a product that is attractive to young professionals and empty nesters. In Worthington, redeveloping residential lots within the first High Street block requires expertise to prevent it from tearing into the historic fabric of the City. Such development must be evaluated on a case-by-case basis, but it would be critical to be

appropriate for the site in scale and design while at the same time creating a continuous street front. One of the most effective methods for adding residential units in this area is to rediscover and recapture the upper floor spaces in existing and new development along the corridor.

The pedestrian-friendly, mixed-use nature of Old Worthington is historically appropriate. Its success indicates that there are significant land use lessons to be applied to redevelopment efforts in Worthington. It appears there may be new opportunities for mixed-use development in appropriate locations. The history of the High Street corridor indicates long-term success for a linear commercial development approach.

Recommendation:

Staff feels the project is generally in line with the Comprehensive Plan recommendations and would have a positive impact. Retention of the original lodge building without modification is essential. New unit count, placement and design seem appropriate. Catalogue cuts of the windows and doors, and further review of materials is needed.

Motion for ARB application:

Mr. Sauer moved to table the ARB application. Mr. Reis seconded the motion. All members voted, "Aye". The motion was tabled.

Motion for MPC application:

Mr. Sauer moved:

THAT THE REQUEST BY SHOWE WORTHINGTON LLC TO ZONE THE PROPERTY AT 634 HIGH ST. AND 41 E. NEW ENGLAND AVE. AS A PUD, AS PER CASE NO. PUD 03-14, DRAWINGS NO. PUD 03-14, DATED OCTOBER 31, 2014, 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. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye. The motion was approved.

B. Architectural Review Board (cont.)

2. New

a. Generator – 150 W. New England Ave. (Kevin G. Glenn/Rogers) AR 70-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mrs. Kathy Rogers approached the microphone and stated her address is 150 W. New England Ave., Worthington, Ohio. Mrs. Rogers said this is her eighth year of teaching in the

Worthington School System and she is happy to say that she now lives in the district in which she teaches. Mrs. Rogers said she and her husband moved into Worthington this past July and her parents purchased the generator for her as a gift and her father, Tim Herron, is with her this evening to go over the specific details. Mr. Timothy Herron approached the microphone and stated his address is 4776 Bourke Rd., Columbus, Ohio. Mr. Herron said the unit is manufactured and designed with internal acoustic baffling and dampening components that reduce the sound emission to 68-70 decibels, conversational speech ranges between 60-70 decibels. Mr. Herron said furthermore the generator is recessed within an alcove that has some shrubbery around it. The distance is approximately forty feet on the north side of the property and the same to the west. The perimeter of the house is ringed with further shrubbery to absorb, dampen and reflect any noise that would come from that. When his daughter mentioned this meeting to him, he took a decibel meter to the corner of West New England and Evening Street at 1:35 p.m. yesterday afternoon and said the ambient decibel reading was sixty-seven. Mr. Herron said that just before he came to this meeting this evening he took another reading at rush hour and the reading was seventy-five decibels. The sound falls well within what the ambient sound levels are within the neighborhood. Mr. Herron said the final point he would like to make is that generators only come on in two circumstances. The first time the generator comes on is once a week for a few minutes to test themselves, the second and more important reason why the generator would come on is because there is a power outage, and the furnace would still operate if they have a generator, water will not freeze up in the pipes, and they will have lights and so forth. He said 99.9 percent of the time the generator will sit just as quiet as the table, so he hopes the Board will grant them permission to use the generator.

Mr. Hunter explained that one of the Board's requirements is the once per week testing be between the hours of 9:00 a.m. and 5:00 p.m. Mr. Coulter asked if the generator has been connected yet and Mr. Herron said no. Mr. Myers said he has been running a test at the meeting and the conversation level was between 64-72 decibels to give perspective.

Mr. Hunter asked Mrs. Rogers if she talked with her next door neighbors yet, and Mrs. Rogers said no, she and her husband have just moved in recently and she does not know many of her neighbors yet. The only direct comments she had heard were from the letters she received this evening. Mr. Coulter said he lives down the street. He said when the power goes out in our neighborhood there are about a dozen generators that turn on, including his, which is louder than the proposed generator. Mr. Coulter said he does not see the decibel rating as an issue.

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

Mr. Steve Pullen of 653 Evening St., Worthington, Ohio, approached the microphone and stated that he is Mrs. Rogers' neighbor to the north. Mr. Pullen said sound is measured in hertz across several broad spectrums, and Worthington's Code recognizes that. Mr. Pullen said he is a public librarian so research is very easy for him. He said he pulled up a white paper that stated the average bandwidth hit is around 60 in the 1250 hertz range. He stated he had the paperwork with him if anyone wanted to view the information. He understands that Mr. Herron said the unit was not hooked up yet, but was the unit at least tested? Mr. Pullen said the day after Thanksgiving

their house shook for a good two or three hours. Mr. Herron said just prior to the meeting he called the electrician to see if the unit has ever been tested and the electrician told him no, the unit has never been tested on site. Mr. Herron said the letter Mr. Pullen has in his hand is inaccurate, the generator has never been turned on. Mr. Pullen asked where the noise was coming from. Mr. Herron said the noise may have come from the unit that delivered the generator to the site. Mr. Pullen questioned Mr. Herron and asked him if the delivery took three or four hours, and Mr. Herron said no, the sound must have been coming from another yard. Mr. Pullen disagreed with Mr. Herron and stated the sound was coming from Mrs. Roger's yard. Mr. Herron said he could call for an adjournment and we could all physically go and see the unit has not been hooked up yet. Mr. Pullen was concerned about his children being able to sleep during a power outage, and that he has a right to be comfortable in his own home during a power outage. Mr. Pullen said according to Worthington's Code there is recognition that at 1200 to 2400 hertz 40 is the accepted decibel level. The decibels at 1200 for this generator are 65. Mr. Pullen asked how twenty-five decibels above what Worthington's code says is acceptable. Mr. Pullen wanted to know why he had to give up his comfort level during a power outage, and why does his family have to suffer. Mr. Pullen said the unit will be forty feet from his bedroom window.

Mr. Sauer asked the applicant what criteria were used while locating the generator. Mr. Herron said there were several considerations. The first one was to find the furthest point that would affect anyone else. He also did not to locate the generator in between the houses because that would have an echoing effect. The second point is a security issue. Mr. Herron said he has a generator at his house, his parents house, his other daughter's house and so forth, and there are people that try to steal the insides of the generator so he wanted to keep the generator as far from the street as possible. The third reason was he needed to find a spot that was somewhat level.

Mr. Hunter asked if the unit was a gas unit and Mr. Herron said, "Yes, natural gas". Mr. Reis suggested building some kind of architectural baffle around the generator with insulative value that would reduce the sound in an operational or emergency situation. Mr. Herron said he is sensitive to noise issues, and he is fine with building some kind of additional barrier to help baffle the sound. Mr. Pullen said he is not opposed to the generator but he does want to discuss screening. Mr. Herron said he wants to be good neighbors. Mr. Hunter said it is a good idea to work the situation out between neighbors. There were no other speakers.

Findings of fact & Conclusions

Background & Request:

The property is located at the northwest corner of W. New England Ave. and Evening St., with a split level house constructed in 1957. The rear yard is enclosed with a fence and vegetation on the north and east sides. The homeowners would like to install a generator on the north side of the house.

Project Details:

1. The proposed generator location on the north side of the house would be approximately 38' from the west property line and 36' from the north property line.

2. The existing fence and vegetation should screen the generator.
3. Typically the Board requests the generator to be tested between 9:00 am and 5:00 pm, Monday through Friday.

Land Use Plans:

Worthington Design Guidelines

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan states that one of the strengths of the Worthington Community is its residential neighborhoods. Encouraging improvements for existing residential properties is important in maintaining the housing stock throughout Worthington.

Recommendations:

Staff is recommending *approval* of the application. Staff feels placement of a generator is a property improvement that should be encouraged in the City.

Mr. Coulter moved:

THAT THE REQUEST BY KEVIN G. GLENN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 150 W. NEW ENGLAND AVE. AS PER CASE NO. AR 70-14, DRAWINGS NO. AR 70-14, DATED NOVEMBER 21, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **THAT THE TESTING BE RESTRICTED TO MONDAY THRU FRIDAY BETWEEN THE HOURS OF 9:00 A.M. AND 5:00 P.M.**
- **THAT A SCREENING SOLUTION BE DESIGNED AND PRESENTED FOR REVIEW AND APPROVAL BY STAFF.**

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

b. **New Storefront – 601 High St. (Jonathan Barnes Architecture & Design) AR 71-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Ms. Jennifer Gilmore approached the microphone and stated she is representing Jonathan Barnes Architecture and Design, and her address is 346 Olentangy St., Columbus, Ohio 43202. Ms. Gilmore said they are willing to change the design to have full light wood doors

instead of the aluminum. Mr. Coulter said he did not have an issue with the door or the whole entryway and what is designed is appropriate, but what he is struggling with is the desire to get rid of the muntins. He said as long as he has lived in the area, since 1976, these windows have had the muntins on them. Mr. Coulter said he realizes that some of the other businesses down the street have gotten rid of them and a couple of those cases have been approved, but he has often regretted making that decision. Mr. Sauer said he has also debated that in his own mind, and the window may look okay without them. He said with the muntins in place, the building looks tied together even though they are separate buildings. Mr. Sauer said if the muntins disappear that would help distinguish the individuality of that building. Mr. Hunter said, "Until all the rest of the muntins disappear". Mrs. Holcombe said she agrees with Mr. Coulter, and the muntins help give the downtown buildings that Colonial look. Mr. Hunter said he has researched photographs of the building back to the 1940's and there were no muntins on the window at that time. Mr. Hunter explained that he would also like to see the muntins stay and asked the applicant if that would be a problem.

Ms. Gilmore said the muntins do not appear to be authentic they are the clip on style of muntins that snap in place, and are not fastened to the window. She said their other concern is when they install the door, will the muntins need to be on the door? Mr. Coulter clarified that the muntins do not need to be on the door, just the picture windows. Mr. Reis said he would like to see more detail. Mr. Sauer said that one of his foibles is when a door is in the front wall of a store has to swing out onto the sidewalk; he would like to see those doors recessed if possible. Ms. Gilmore said that is already part of her proposal. Mr. Coulter said he would like to see more definition of the doors, lighting, and what signage is being proposed, so all the pieces are tied together. Mr. Sauer asked if Ms. Gilmore was willing to table the application and bring the proposal back when she has addressed the other issues. Mr. Hunter explained the next meeting would take place on January 8, 2015, and asked if that would cause hardship for the business owner. Mr. Coulter explained that Ms. Gilmore could proceed with internal construction while waiting for the exterior portion to be approved. Ms. Gilmore was concerned that the building permit would be upheld. Mrs. Bitar explained that Ms. Gilmore could get phased approval for the building permit. Ms. Gilmore said that would be fine.

Mrs. Rodgers said she wanted to express a dissenting view on the muntins. Mrs. Rodgers said that she is a visual balance person and when she looks at the building cluster, looking at the center main Worthington Hardware building, the appearance is out of balance and she is okay with removing the muntins in that section.

Mr. Sauer moved to table this application and Mr. Coulter seconded the motion. Mrs. Bitar called the roll and all Board members voted, "Aye". The motion was tabled.

c. Door Change – **885 High St.** (Carney-Ranker Architects) **AR 72-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Darren Ranker approached the microphone and stated his address is 5980 Wilcox

Place, Dublin, Ohio. Mr. Ranker said he did not have much to add, this started out as an interior improvement project. He said they are just mimicking the south face of the northern building without the gable type structure, and everything will match. Mrs. Rodgers said she thinks this will be a visual improvement, and Mr. Sauer agreed. 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 & Conclusions

Background & Request:

This building was constructed in 1960 and is a medical office building. Cardinal Family Eye Care is located in the southern wing of the building in adjacent tenant suites that were combined. The business would like to eliminate one of the entry doors to have a single entrance into the office

Project Details:

1. The proposed door would match others in the building in style, color and materials.
2. Photos are included in the packet of another single entry door as an example, however, the gable is not proposed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- The Worthington Design Guidelines recommend the use of simple door and trim designs compatible with the building.
- Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of the application.

Mr. Reis moved:

THAT THE REQUEST BY CARNEY-RANKER ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE AN ENTRY AT 885 HIGH ST. AS PER CASE NO. AR 72-14, DRAWINGS NO. AR 72-14, DATED NOVEMBER 26, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

d. Addition – **875 Oxford St.** (Shawn McAllister/Ashworth) **AR 73-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Shawn McAllister approached the microphone and stated his address is 3001 Bethel Rd., Suite 120, Columbus, Ohio. He said they are building onto the addition that was constructed in the 1990's. Mr. McAllister said he believes what is there now does not look very good. Mrs. Holcombe asked if the windows will be the same and Mr. McAllister said yes. Board members did not have any 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 & Conclusions

Background & Request:

This Tudor style house was originally constructed in 1929, and has been added onto over the years. In the late 1990's, a one story addition was constructed at the northwest corner of the house adjacent to the one story garage to the south. The new property owners would like to build a second story above the rear portion of the house. The house is at the northwest corner of Oxford St. and Clearview Ave.

Project Details:

1. The proposed second story would be constructed with two sections of a hipped roof in a lower height but at the same pitch as the roof above the front of the house. The one story addition to the north extends from the house 3' 11" more than garage to the south.
2. Materials would match the existing, including asphalt roof shingles, stuccoed walls, windows and brown trim.
3. A small covered deck is proposed at the northwest corner of the second story.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the application. Although the a second story extends beyond the corners of the main house, and is especially visible due to location on a corner lot, it appears compatible with the existing house and is still subordinate to the original structure.

Mr. Sauer moved:

THAT THE REQUEST BY SHAWN MCALLISTER FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 875 OXFORD ST. AS PER CASE NO. AR 73-14, DRAWINGS NO. AR 73-14, DATED NOVEMBER 28, 2014, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, aye. The motion was approved.

e. Deck – **555 Evening St.** (Dave Fox Remodeling/Kerr) **AR 74-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Romano Klepec said he works for Dave Fox Remodeling as a Design Consultant. Mr. Klepec stated his address is 565 Evening St., Worthington, Ohio, and along with Mr. Klepec was the applicant, Ms. Susan Kerr, of 555 Evening St., Worthington, Ohio. Mr. Klepec said he was approached by his neighbor to take a look at her existing deck which was built out of non-treated wood. The deck is now very unsafe, and has become an insurance issue. Ms. Kerr would now like to cover part of the deck and tie into the existing house. He will be using materials to match the existing house, however if he cannot match the vinyl siding the intention is to use cedar siding and stain or paint to match. Mr. Klepec said the existing trim around the windows will be painted white as well as the new addition trim. The other materials on the right hand side, behind the garage, and the walkway along the side of the garage, the owner's intention is to use a stamped colored concrete. Mr. Klepec said he has contacted four of the surrounding neighbors, and all of neighbors are pleased with the new project. Mr. Hunter asked if the posts underneath would be treated or if that would be an area for vegetation and Mr. Klepec said that area would be covered with landscaping. 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 & Conclusions

Background & Request:

The house on this 84' wide parcel is a Colonial Revival style constructed in 1941, with an existing deck to the rear. The homeowners are seeking approval to replace and expand the deck, adding a covered portion, a patio and a walkway.

Project Details:

1. At the south end of the rear of the house, a 12' 3" wide covered deck is proposed. Adjacent to the north would be a 4' 9" wide uncovered deck. A patio would be north of the deck, west of the garage, with a walkway running along the north side of the garage to the front.
2. The roof proposed with the deck would match the existing roof on the house. The materials and colors are also proposed to match the house.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for additions and decks to be located as far to the rear as possible. Design and materials should be traditional, and compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the application. The design and materials are complimentary to the house.

Mrs. Holcombe moved:

THAT THE REQUEST BY DAVE FOX REMODELING FOR A CERTIFICATE OF APPROPRIATENESS TO REMODEL THE DECK AT 555 EVENING ST. AS PER CASE NO. AR 74-14, DRAWINGS NO. AR 74-14, DATED NOVEMBER 26, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND ALSO THE HOMEOWNER WILL HAVE THE OPTION TO USE CEDAR SIDING IF THEY CANNOT MATCH THE EXISTING SIDING AND PAINT THE EXISTING TRIM ON THE HOUSE THE SAME COLOR.

Mr. Coulter seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye; Mrs. Lloyd, aye and Mrs. Rodgers, abstained. The motion was approved.

f. New Commercial Development – **2233-2299 W. Dublin-Granville Rd.** (Dan Cline/Linworth Crossing) **AR 75-14**

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C. Municipal Planning Commission (cont.)

4. Preliminary Development Plan

a. New Commercial Development – **2233-2299 W. Dublin-Granville Rd.** (Dan Cline/Linworth Crossing) **DP 01-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Dan Cline of 112 S. Parkview Ave., Columbus, Ohio said he would turn the discussion over to his Landscape Architect, Mark Schieber. Mr. Schieber approached the microphone and stated his address is 2807 Delmare Dr., Bexley, Ohio. Mr. Schieber said as Mrs. Bitar has mentioned, he has tried to green and screen the entire center. He said they did a tree inventory at the outset and ninety percent of the trees are in very poor condition, but there were several trees that are in good shape along the perimeter and a couple of them on the site, one of which is a Hackberry tree. Mr. Schieber said there are also Hackberry trees in the back near Capital Copy, along with a group of Poplar trees that will also remain on the property. There is also a large Elm, which is multi-stemmed that they are also going to attempt to save. Mr. Schieber said that is what is nice about this site is that the setback allows them to produce a lot of greenspace at the foreground,

and in doing that they can deal with the storm water issues rather than piping and producing huge amounts of storage underneath the parking area. Mr. Schieber believes they can store their water in a very green fashion by making a bioretention swale out at the foreground of the site which will be an additional aesthetic planting area for the site. He said based on the request from the City, the street trees they are selecting are Linden Plane trees for the street front and they will be positioned in a staggered manner all along State Route 161. Mr. Schieber said in context works with the irregularity of the plantings that will occur within the bioretention basin. The trees within the bioretention swale are meant to absorb water similar in nature that the Linden Plane trees do. The entire frontage area will be integrated together. The eight foot pathway that will occur there will make the area seem very park like in nature and very pedestrian friendly. The entrance way has been designed and focuses right on the Hackberry tree and surrounded by permeable pavement, which will help put water in the bioretention swale. The water coming off of the roof and pavement will also be directed to the bioretention swale. The sides will be screened with evergreens similar to the side of Wendy's restaurant's large Norway spruce. Mr. Schieber described where the bike racks will be located, as discussed at the preliminary meeting, will be moving closer to the center area. The center plaza area will be covered with an arbor and trellis, producing a strong entrance. There will be a canopy for the outdoor seating or restaurant patio. There will also be a strong connection to an eight foot pathway that comes through and ties you into the ball field. Mr. Schieber said the back of the shopping center will be very well screened. A strong row of arbor vitae already exists, similar to what is behind the Wendy's restaurant. There is a large mass of Honeysuckle on the park side. A couple of trees that are in poor condition will be removed, but the eight inch sugar maple will be saved. The Norway spruce trees near the railroad track area will also be saved. The front of the center has been broken up also along its entrance with a variety of planters to begin to soften the frontage and the walking. Mr. Scheiber said due to the change in site elevation they had to pick up about eighteen inches of fall to two feet, so the drive will have a light landscaped stone wall that is buff in coloration and decorative along with one on the other side which the concrete walkway will end in, and serves as a sitting area for the public in the small plaza area.

Mr. Coulter asked Mr. Brown if the City's Engineer, Mr. Bill Watterson has done any type of review. Mr. Brown said Mr. Watterson did not have any concerns about traffic, but he is waiting to review the calculations for storm water on the site. Mr. Brown said Mr. Watterson has come up with an alternative if needed, to connect to the Wendy's restaurant storm sewer.

Mr. Myers asked if the Ohio Department of Natural Resources has declared the Honeysuckle as noxious and must be removed. Mr. Schieber said honeysuckle should be removed. He said he does not plant Honeysuckle. Mr. Myers said he spends every spring trying to help get rid of Honeysuckle. Mr. Schieber said removing the Honeysuckle is advisable, but one thing he would like to check is that plant may be tartarian and not the other woodland growing Honeysuckle. Mr. Myers asked Mrs. Bitar to bring up that issue with Mr. Hurley and Mr. Watterson, and maybe replace the Honeysuckle with something a little more appealing.

Mr. Sauer said he believes Mr. Schieber did a really nice job. He said the way the building is located, and pushed back, has allowed for a really nice amenity for the front with all of the

plantings. Mr. Sauer said this may be one of the first bioretention swales he has seen that has a chance of actually working. Mrs. Holcombe agreed.

Mr. Brown said one of the things he wanted to note was that the applicant is also willing to add an eight foot multi-use shared path along State Route 161, then along Linworth, and connect to the park.

Mr. Hunter was also glad to see that path is going to the curb, because the United Dairy Farmer (UDF) development on the northeast corner there will be a crosswalk on the east side of that intersection and hopefully there will be a crosswalk at least painted in to the south side of that intersection. He said not to forget Linworth School does not have a cafeteria, so if there will be restaurants in this new development, there will be student traffic.

Mr. Dan Cline approached the microphone and stated his address is 112 S. Parkview Ave., Columbus, Ohio. He said typically what they will do when they start a project is to go to the site and see if they can find anything that has a redeeming value. Mr. Cline said across the site from them is a store with a low sloped roof, a two-story stone and stucco building, a bar that used to be a Dairy Queen at one time, and has gone through several transitions, a BP gas station, and then UDF and Wendy's. Mr. Cline said the only building in the area that has any character is the Wendy's building. He said since there is not much architecture to tie into with the surrounding area, he is going to start history with this new building and use classic materials in a contemporary way. The brick that will be used will be a sand mold, and they will be using four inch lap siding on all sides of the building. Mr. Cline said he has separated the complex into two separate buildings. There will be three pods within each building, and each pod will be at a different level, which is reflected in the storefront itself. There will be a 1:20 slope in the sidewalk for ADA. The massing across the top will go from twenty-two feet in the lower portions to twenty-six feet in the higher portions. Mr. Cline said that canopies will be used over the taller portions, and canvass awnings on the lower portions. He explained the lighting for this project will be fairly unique. Mr. Cline said, "We are down lighting with goosenecks on the canvass and up lighting the three major elements, the larger tenants, lighting their storefronts off of the canopy itself, so at night you are going to get the brick and the lap siding of the major taller portions glowing and the lower portions that have canvass will be down lit, but light the signage and then when it hits the awning it will absorb all the light anyway and be dark again."

Mr. Cline said state of the art warm LED lighting will be used for the parking lot. He said the idea is for the light to get cut off before reaching the building because he does not want to light the building with the LED's. He wants the building lights to light the building. There will also be wall sconces on the building at eight feet. Mr. Cline said that everything is based on the twenty-foot module, all the brick piers are twenty feet apart, and the interior set out with a twenty-foot module by eighty foot deep that is a sixteen hundred square foot space. He said he will probably propose some type of a string light for the pergola to get some more animation for that area. Mr. Cline said on the west side, he is talking with some possible tenants that might possibly be operating a market, and if that happens, he may introduce another pergola on the west where the area steps back, and that pergola would also have string lighting. He said at that point he would like to come back in and discuss possibly blowing out the storefront and install

rolling glass doors overhead so that market can be an interior and exterior space possibly six months out of the year.

Mr. Coulter asked Mrs. Bitar to refer back to the elevations presentation. Mr. Coulter said he liked the separation of the two buildings, and the walkway in between, but when he looks at the front elevation the area looks a little plain. Mr. Cline said the four inch lap siding will dress up the area a little bit more than what is actually being shown. He said that each building steps out front and back, forward and out, seven times as you are going down the center. Mr. Cline said he was thinking about maybe putting some split stone on the bottom portion. Mr. Hunter suggested soldier course bricks. Mr. Reis felt the white looked a bit stark. Mr. Cline said the white is actually more of a creamy color, and he will bring a sample in next time. Mr. Coulter asked if the paving would be standard concrete and Mr. Cline said yes. Mr. Cline also discussed where the transformers would be located, and the meters will be located on the vertical wall in the back. All of the power will come in under ground. The new light poles will be sixteen feet. Mr. Coulter asked Mr. Cline if he had done a photometric study yet, and Mr. Cline said he has not, but if he can keep the lights eighty feet on the center he would like that. He said that LED lighting will allow them to program in different patterns. Mr. Cline said he will have the photometric study available when he comes back to the Board.

Mr. Reis asked what kind of tenant occupancy Mr. Cline had for the center. Mr. Gary Gitlitz of 5003 Horizons Drive, Columbus, Ohio, said they could have one hundred percent occupancy right now if they wanted to, but they are trying to work on the community center ideas and grocers with unique concepts to bring into the community and be part of the local area. Mr. Gitlitz said there will be an exciting mix up businesses, restaurants and there is great demand in this area for service oriented businesses. Mr. Myers asked the Board members what they wanted this area to be. He said this is one of the principal gateways into Worthington, "so we would want a Worthington building". Mr. Myers said that if you look around the area, you do not see a lot of Worthington character, and the Board just approved an "off the shelf" United Dairy Farmer store with not a lot of character. Mr. Myers said he thinks the theory behind the undulation, the meeting centers, the landscape, and the concept is phenomenal, but maybe "it's the flat roof", and he will leave the details to the Board, but said, "What do we want this to be?" Mr. Reis said that is a good question. Mrs. Holcombe feels the landscaping is a real key to this project, and the concept is fabulous, but the building could use some more architectural detail.

Mr. Brown said he wanted to make one comment in regards to Mr. Myers discussion and that is his only fear is that five or however many years down the road, that focusing on the green space is nice now, but what happens if the intersection is widened down the road and the green space gets taken away, will you be left with a building that is not so great? Mr. Brown said focusing on the architecture is necessary because this is a gateway entrance to the city.

Mr. Sauer suggested using a variety of materials across the front of the building. Mr. Cline said that one of the reasons he tried to reduce the palette is because they are not certain yet what the tenant mix is going to be. There may be a tenant that takes sixteen hundred square feet or they may take thirty-two hundred square feet. Mr. Sauer said he was just thinking about what was

currently up on the screen. Mr. Sauer also suggested some subtle variety with the canopies, but whatever is decided be sure and do it well.

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 & Conclusions

Background & Request

As a result of recent action taken by the City Council, the former Segna Motors site at 2233-2299 W. Dublin Granville Road is now entirely in the City of Worthington and in the C-2 Zoning District. Also approved was the combination of 7 parcels into 2, comprising 4.6 acres of total land. The two parcels created as part of the subdivision are in different taxing districts and cannot be combined to create one new lot of record. Setback variances for the buildings in relation to the interior property lines were granted as part of the subdivision.

Due to the size and zoning of the property, any new development is subject to approval of a Development Plan. In addition, approval will be needed from the Architectural Review Board for all aspects of the development and demolition of any existing structures.

With these applications, approval is requested for a new commercial (neighborhood retail) development, comprised of two new buildings and associated site improvements.

Project Details:

1. Buildings:

- Buildings “A” and “B” are proposed facing W. Dublin-Granville Rd., and situated toward the southern property line, with parking in front of and behind the buildings. The approximate 10’ change in grade from the west side of the site to the east side necessitates several grade changes in the individual buildings. A courtyard with trellises is proposed between the buildings, likely to be used for restaurant seating. Building “A” is proposed to be 251’ 4” in length and 20,488 square feet in area. Building “B” is proposed to be 269’ 4” in length and 21,437 square feet in area. Individual tenants have not been identified.
- The flat roof buildings are designed primarily with red brick, arctic white Hardie board 4” lap siding, and black Kawneer aluminum storefront systems. The siding is proposed in the area above the storefronts for signage background, and in the rear. Black flat canopies are proposed for the corner tenants, and fabric awnings would be above the other storefronts. The proposed fabric would be black or blue with a pinstripe.
- Black gooseneck lights are proposed to illuminate the sign panel areas which are above the canvas awnings. Signage for corner tenants would be lit from below, with lights in the canopies. Black wall sconces are proposed between storefronts.
- The applicant is proposing allowable signage for tenants in a 20’ wide space to be 30” high x 12’ wide or 30 square feet in area.

- The applicant indicates the rooftop equipment would be screened from the right-of-way. More detail is needed.
2. Site and Landscaping:
- Parking is proposed as close as 30' in the front and 15' in the rear. The required front setback is 50', so a variance would be required for the 11 spaces at the northwest corner of the site. To the east, the parking is primarily outside of the 50' setback except for the front edge of 10 or 11 spaces at the east end. The number of spaces provided (160) is about 20 spaces below what would be required by Code, so a variance would be required.
 - Two entrances are proposed for the site, one on W. Dublin-Granville Rd. and one on Linworth Rd. For the W. Dublin-Granville Rd. entrance, ODOT approved plans for right-in and right-out only when heading eastbound, and a left in when heading westbound on W. Dublin-Granville Rd. The entrance would be configured accordingly with an island between drives; and left and right turn lanes would be added as part of construction. On Linworth Rd. the entrance would be toward the south end of the site and full access.
 - An 8' wide multi-use path has been requested by the City along both streets instead of the 6' sidewalk shown. An easement or additional right-of-way would be needed to accommodate such a path. In addition, connections are shown to Linworth Park lining up with the courtyard between the buildings, and to the Linworth Rd. entrance.
 - Several trees would be removed with the proposed development, many of which are in poor condition. A number of trees would be retained around the perimeter of the site, and a 36" Hackberry would be kept in an island at the W. Dublin-Granville Rd. entrance. Tree islands would accommodate new trees in the parking area and street trees are proposed along W. Dublin-Granville Rd. Additional tree islands near the building have been requested. Proposed at the perimeter, and interior to the site in beds and planters, are evergreen trees and shrubs, ornamental grasses, perennials and ground cover.
 - Dumpsters proposed along the rear would be screened with fencing and evergreens. Details of the structures are needed.
 - Storm water would be handled in a bioswale along W. Dublin-Granville Rd. and in underground storage if needed.
 - Bicycle racks are shown near the building. Exact placement and style must be finalized.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Planning for the redevelopment of a site should include an inventory and evaluation of features, and the development should retain those that add scenic or historic value. New developments should build upon and extend the pedestrian scale and walkability of the city's commercial heart, extending amenities such as sidewalks and shade trees into new developments. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale.

Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly. Building up to the required setback is desirable as means of getting pedestrians closer to the building and into the main entrance as easily as possible. Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building.

Traditional materials such as wood and brick are desirable in newer developments, but other materials are also acceptable. Poured concrete and concrete block should be confined primarily to foundation walls. Large areas of glass are appropriate for the first floors of new buildings, where they resemble the commercial storefronts typical of older buildings. Avoid any use of glass with highly reflective coatings, as they generally are not compatible with other development in Worthington.

On long facades, consider breaking the composition down into smaller “storefront” units. Use traditional sizes, proportions and spacing. Doing so will help link Old Worthington and newer areas through consistent design elements.

While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type (standing vertically, mounted on a ground-level base and not on a pole); they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Bright color shades generally are discouraged in favor of more subtle and toned-down shades.

Comprehensive Plan

The 2005 Worthington Comprehensive Plan recommends that a neighborhood retail service center be established at the West Dublin-Granville Road and Linworth Road intersection to create a commercial node for the community.

Recommendations:

Staff is recommending the applications be discussed and the ARB application be tabled. The MPC application for Preliminary Development Plan could be approved, allowing for submission of a Final Development Plan application, which could incorporate any changes and requests for additional information. The Final Development Plan would ultimately go to the City Council for approval.

Motion for ARB application:

Mr. Coulter moved to table the ARB application and Mrs. Holcombe seconded the motion. All members voted, “Aye”. The motion was tabled.

Motion for MPC application:

Page 37 of 48

ARB/MPC Meeting December 11, 2014

Minutes

Mr. Coulter moved:

THAT THE REQUEST BY DAN CLINE FOR APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN TO CONSTRUCT A NEW COMMERCIAL DEVELOPMENT AT 2233-2299 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. DP 01-14, DRAWINGS NO. DP 01-14, DATED NOVEMBER 26, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Municipal Planning Commission (cont.)

1. Conditional Use Permit - Unfinished

- b. Wholesale Business in I-1 Zoning District – **1004 Proprietors Rd.** (Terry Hughes/PRH Motorsports LLC) **CU 06-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Coulter said recognizing that the Board and city staff are trying to work with an existing business to try to keep them in the community, staff has approved up to 10 cars parked on the lot, no striping, and to remove the paving and replace with plantings and low shrubs in the right-of-way area. Mrs. Bitar said yes, staff feels that would be a good compromise. Mr. Brown said that is what is shown in the site plan, that the ten spaces and the ten cars shown, this is on record for ten cars and not forty. Mr. Hunter asked if the applicant was present. Mr. Peter Lenz approached the microphone and stated his address is 515 Hartford St., Worthington, Ohio. Mr. Lenz said he is the architect and helping to represent the owner of the business, Michelle Tribble. Mr. Lenz said this property is undersized, and cannot satisfy I-1, because that calls for one acre of land and this property is a quarter of an acre. He said that based on the information they could find from the owner's survey, information from the county records, they came up with a site plan. He said the cars as they are parked have a fourteen foot isle and do meet the one hundred and seventy-one square foot which is required for a parking space, so in fact, ten cars can go there. Mr. Coulter asked if the applicant is comfortable with the suggestions made by City staff that she can park up to ten cars, there will be no striping, the asphalt will be removed between the curb and the right-of-way line, and some low shrubs will be installed to hide the front ends of the cars. The applicant agreed to those suggestions. 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 & Conclusions

Background & Request:

Page 38 of 48

ARB/MPC Meeting December 11, 2014

Minutes

This property is an unusually shaped approximately ¼ acre lot, situated north and west of the Ohio Railway Museum's main location. The 1440 square foot building was renovated in 1983 and variances were granted for proximity of the building on the site. In 1990, a second floor office and rear storage addition was approved for use by Perma View of Columbus. At that time the parking requirements were met for the use of the building as office, showroom and storage space. The owner stated that 90% of their business was done away from the site so there was never a problem with parking. The addition was not constructed. At some point between 1980 and 1995 pavement was extended to the back of the street curb.

The current request involves an automobile wholesale business which is operating at the site. Wholesale businesses are conditional uses in the I-1 Zoning District, allowing the MPC to review the effect the business will have on the neighborhood.

Project Details:

1. The business, PRH Motorsports LLC, purchases and sells vehicles without registrations to other dealers and wholesalers. Hours of use are generally 9:00 am to 5:00 pm weekdays, and 9:00 am – 12:00 pm on Saturday. There is a mechanic on site that works on vehicles.
2. A site plan has been submitted showing 10 parking spaces. No parking is permitted in the Right-of-way, which is the area within approximately 14' of the back of the street curb. Screening is desirable for the parking visible from the street. Removal of the asphalt and replacement with plant material is required.
3. The parking requirements for the business have not been identified. It is not clear how many vehicles are typically on the site waiting to be transferred; and how many employees are at the site regularly.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application, with the newly drawn site plan. The business seems appropriate on this site, except that parking in the Right-of-way and without screening from the street is not acceptable.

Mr. Coulter moved:

THAT THE REQUEST BY TERRY HUGHES FOR A CONDITIONAL USE PERMIT TO OPERATE A WHOLESALE BUSINESS AT 1004 PROPRIETORS RD., AS PER CASE NO. CU 06-14, DRAWINGS NO. CU 06-14, DATED NOVEMBER 21, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED WITH THE FOLLOWING CONDITIONS:

- **THAT THE PARKING LOT BE LIMITED TO NO MORE THAN 10 CARS**
- **THAT THE LOT NOT BE STRIPED**
- **THAT THE ASPHALT BE REMOVED BETWEEN CURB AND THE RIGHT-OF-WAY LINE AND PLANTED WITH SOD, AND SHRUBBERY NO LESS THAN TWELVE INCHES HIGH BE PLANTED BUT NO MORE THAN THIRTY INCHES TALL TO HELP SIDE THE VEHICLES PARKING**
- **CURB STOPS BE PLACED ALONG THE RIGHT-OF-WAY LINE AT THE EDGE OF PAVING.**

Mr. Reis seconded the motion. Mrs. Bitar called the roll. Mr. Hunter, aye; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Coulter, aye; Mr. Reis, aye. The motion was approved.

2. Conditional Use – New

- a. Vocational Instruction and Ancillary Retail in I-2 Zoning District – **6601 Huntley Rd.** (Greg Jackson) **CU 13-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Greg Jackson approached the microphone and stated his address is 264 Fox Ridge Circle, Powell, Ohio. Mr. Jackson said that when law enforcement and tactical departments do their training, they use real life scenarios. The ammunition they use is called a sim round. Mr. Jackson said that real weapons are modified so the weapon cannot take a live round and risk someone getting shot. They will set up removable walls that can be moved up and set up in different directions, different ideas and different concepts. People will have to come into the building through metal detectors, go through the armory, and then there will be a small instructional period. Mr. Jackson said from a recreational or training standpoint they can put them though the house where they will go through and interact with live targets. The live targets will be mannequins with lights and sounds. When you hit the target the target will drop and then a couple of minutes later the target will reset. The ammunition is just a small plastic pellet. The guns will not contain any gun powder, other than the primer, so there will be no explosion, and

eyewear will be the only protection that is needed. There will be no sound involved. Mr. Jackson said he has spoken with Worthington's police chief, and he is in favor of this type of facility. The Worthington police already go through this type of training but currently have to travel out of state. This new facility will be able to offer this training to multiple law enforcement agencies here in town, and the facility will also be open to the public. Mr. Jackson said if a group of friends want a recreational evening, they can go through a separate room in the facility, along with all the protective gear, and shoot at each other. Mr. Myers asked Mr. Jackson if this set up is similar to paintball and Mr. Jackson said yes, but the pellets are not painful at all like paintballs are. Mr. Jackson said that individuals must be at least twelve years old to participate. He said that are also National Rifle Association (NRA) certified instructors and will be teaching NRA classes.

Mr. Sauer said he drove by this building earlier in the day and noticed the building is falling into disrepair, like broken windows, missing windows with plywood, and the building is starting to look tacky. Mr. Jackson brought someone from the leasing company with him to tonight's meeting to address questions about the building. He said new glass block is already part of their lease; they want to make sure the building is secure. The signage will also be addressed as soon as possible. Mr. Hunter explained the monument itself needs a lot of work. Mr. Sauer said the building also needs to be painted. Mr. Brian Savage approached the microphone and stated he is a real estate broker and his family owns this building. Mr. Savage said he has been talking with Mr. Brown and Mr. Jeff Harris about some grant money to improve the façade of the building. He said they had intended to improve the building but were waiting until they had a tenant before moving forward. Mr. Savage said they will be securing the windows with clear glass block, and painting the building. He said they removed the overgrown landscaping a few years ago. The former tenant was in this location for approximately seventeen years, and did not really use the front part of the building. Now that the former tenant is out of the building, he is ready to move forward with fixing up the building. Mr. Hunter asked Mr. Savage if he had been sworn in yet, and Mr. Savage said no. Mrs. Bitar swore in Mr. Savage. Mr. Savage said everything he has already said, and will further say will be truthful. There were 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 & Conclusions

Background & Request:

This building at the southwest corner of Huntley and Schrock Roads was constructed in the late 1960's and added onto over the years. The structure has housed the Jack Maxton Body Shop since 2000 in the southern part of the building, and various carpet wholesalers in the northern part of the building. This is a request for a business called Crosshairs Tactical Shooting to locate in the northern space, which is about 12,500 square feet.

Project Details:

1. Crosshairs Tactical Shooting is a business that trains people to use guns in real world type settings. The ammunition used is non-lethal and the sound level is low enough that students do not have to wear ear protection.

2. A 600 square foot retail space is proposed in the space.
3. Hours of operation would be 9:00 am to 9:00 pm daily.
4. The number of students would typically vary between 1 and 16 at a time, and roughly 6-8 employees would be present. Parking would be available along Huntley Rd. and at the north end of the site.
5. Re-facing of an existing freestanding sign is proposed.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Mrs. Holcombe moved:

THAT THE REQUEST BY GREG JACKSON FOR A CONDITIONAL USE PERMIT TO OPERATE A VOCATIONAL INSTRUCTION BUSINESS WITH ANCILLARY RETAIL AT 6601 HUNTLEY RD., AS PER CASE NO. CU 13-14, DRAWINGS NO. CU 13-14, DATED NOVEMBER 25, 2014, 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; Mr. Sauer, nay; Mrs. Holcombe, aye; Mr. Coulter, aye; and Mr. Reis, aye. The motion was approved.

- b. Recreational Facility in I-1 Zoning District – **670 Lakeview Plaza Blvd., Suites F&G**
(Columbus Fit Life, LLC) **CU 14-14**

Discussion:

Page 42 of 48

ARB/MPC Meeting December 11, 2014

Minutes

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. The applicant stated she had not been sworn in yet. Mrs. Bitar swore in the applicant. Mrs. Pamela Conn approached the microphone and stated her address is 4865 Sloane Pl., New Albany, Ohio. Mrs. Sloane said she has spoken with the neighboring businesses already and they are looking forward to starting their business immediately. Mrs. Conn said they will have little to do to set up the business. She said the fitness class size ranges from 20-30 participants per class. They will be offering classes in the evenings from 5:30 p.m. to 7:30 p.m. Their business will offer dance fitness classes, and personal training. They offer a boutique type of fitness studio. Mrs. Conn said they have addressed some concerns the neighboring business has about noise, and she knows what is needed to resolve that problem so she can run her business, and not interfere with the neighboring business. Mrs. Conn said she is willing to implement that as soon as they move into the studio. Ms. Lisa Herrmann approached the microphone and stated that her address is 7474 Eagle Trace Dr., Westerville, Ohio. Ms. Herrmann stated she is a business partner with Mrs. Conn, and a lot of their classes will be in the evening, but not always back to back for ten hours a day. There will be one morning class on Monday, one morning class on Friday and then the classes would not resume until 5:30 p.m. Ms. Herrmann stated there should not be any interruption during the day, most of the members will be attending the evening classes. Mr. Hunter asked if this is a membership facility or if the business will be open to the public. Ms. Herrmann said this will be a membership facility, but they will allow an open drop in format for those that people that want to drop into a class. Mr. Hunter asked if there was anyone present that wanted to speak either for or against this application and one person came forward.

Mr. Jim Sturm approached the microphone and stated his address is 3204 Saybrook Ct., Dublin, Ohio. He said he is the tenant that is immediately to the west of this new business, in Suites CD&E. Mr. Sturm said he appreciated the applicants meeting with him yesterday to discuss the noise issue. He said they readily listened to his concerns regarding the volume of the music that would be occurring during their various exercise classes. Mr. Sturm said the applicants have agreed to position their speakers in the ceiling as to minimize the noise traveling over to his space. He said that they also committed to having a sound deafening wall installed on their side of the common wall. Mr. Sturm said they have also committed to take additional steps in order to be a good neighbor and not to interfere with his business. Mr. Sturm said he also spoke with the tenant to the east, Total Comfort Heating & Cooling, and their office manager advised his this evening they would not object provided that their business operation is not interfered with by excessive noise coming through the wall. Mr. Sturm said having said all of that, he does not object to the applicants proposal provided that they take the steps that they said they would as to mitigate the sound coming from their business into his space. He said that yesterday the applicant was kind enough to bring in the music to test how loud the music would be and he said it was apparent at that point, because all there is between the two businesses is fiberglass insulation that they really needed to do something to mitigate the noise. Mr. Sturm believes a second sound deafening wall may even be better. There were no other speakers.

Mr. Hunter asked the applicant if those conditions were acceptable and Ms. Herrmann said, "That is correct."

Findings of Fact & Conclusions

Background & Request:

This building was constructed in the late 1980's and houses a variety of tenants. Approval of this request would allow operation of Columbus Fit Life, LLC at this location.

Project Details:

1. The business is a fitness studio which offers group fitness classes and personal training.
2. Hours of operation would typically be 8:30 am to 9:00 pm daily.
3. Parking is available in the lot adjacent to the building.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Mr. Coulter moved:

THAT THE REQUEST BY COLUMBUS FIT LIFE, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 670 LAKEVIEW PLAZA BLVD., AS PER CASE NO. CU 14-14, DRAWINGS NO. CU 14-14, DATED NOVEMBER 25, 2014, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE DESIGN OF THE SOUND ABSORBING WALLS AS DISCUSSED THIS EVENING WILL BE CONSTRUCTED ON EITHER SIDE OF THEIR SPACE.

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

c. Recreational Facility in I-1 Zoning District – **7020 Huntley Rd., Suite C** (CRV-XIV Worthington Limited) **CU 15-14**

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Scott Beaver approached the microphone and stated he had not been sworn in yet. Mrs. Bitar swore in Mr. Beaver. Mr. Beaver stated he did not have much to add to the discussion. Mr. Hunter asked Mr. Beaver how many clients this business was expecting. Mr. Beaver said he told his client that during business hours they have the parking spaces in front of their business, but more parking will be available after normal businesses hours, in the evening, when this facility will be busier. Mr. Beaver said he has in his leases that if parking becomes an issue, he will dictate where additional parking will be. He said he does not see parking being a problem. Board members did not have any 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 & Conclusions

Background & Request:

This site has two multi-tenanted buildings constructed in the late 1960's. A recreational facility is proposed in suite C of the southernmost building.

Project Details:

1. The proposed business would be a parkour facility, training kids and adults to negotiate obstacles by running, jumping and climbing efficiently.
2. Hours of operation would typically be mid-afternoon to late evening.
3. Parking is available in the lot adjacent to the building.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in

the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application. There should be minimal effect on traffic patterns; public facilities; sewerage and drainage facilities; and utilities. No safety or health considerations or environmental hazards have been identified.

Motion:

Mr. Coulter moved:

THAT THE REQUEST BY CRV-XIV WORTHINGTON LIMITED FOR A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL FACILITY AT 7020 HUNTLEY RD., AS PER CASE NO. CU 15-14, DRAWINGS NO. CU 15-14, DATED NOVEMBER 26, 2014, 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; Mr. Sauer, aye; Mrs. Holcombe, aye; Mr. Coulter, aye and Mr. Reis, aye. The motion was approved.

Mr. Myers wanted to note for the record that the time is forty-eight seconds before tomorrow.

3. Amendment to Development Plan

- a. Signage and Amenity Deck Amendments – **160 W. Wilson Bridge Rd.** (M&A Architects)
ADP 11-14

Discussion:

Mrs. Bitar reviewed the facts from the application. Mr. Hunter asked if the applicant was present. Mr. Nelson Yoder approached the microphone and said the water would not work because of issues concerning American Electric Power (AEP). He said in order to keep the meters off of the ground level, they decided to place the meters on the amenity deck. Mr. Yoder said he wanted to build a wall in front of the meters, but there would not be enough room for the water wall so his designers suggested screening the area with landscaping and a more expensive statue. Mr. Yoder pointed out the copper sculpture and said the sculpture would be combined with a bubbler fountain to the right. Mr. Yoder said it would be a year round feature in the middle of the amenity deck. The fire pit would be moved over to a different corner. Mr. Steve Kolwicz said in the area of the meters there will be tall planters with evergreen plant material in front to screen the meters.

Mr. Sauer asked what happened to the fence on the east side and Mr. Tom Linzell of 775 Yard St., Suite #325, Columbus, Ohio, said the fence did not meet AEP's specifications for clearance

for the transformers and the fence would have been located on the neighbor's property. Mrs. Holcombe asked Mr. Yoder if he considered any of the City staff's comments about the sign banner and peeling paint. Mr. Yoder said they painted a mural at one of their other property locations and the paint has held up fantastic. He said they have not seen any issues with the paint yet. Mr. Sauer asked how long the mural has been up and Mr. Yoder said the mural has been up for about year or year and a half. Mr. Coulter said he has done some investigating about a wall mural that is on a historic building in Lancaster, Ohio, and the wall mural is a protected mural that has been up since about 1986, and still looks as good as the day the mural was painted. Mr. Coulter said the key is preparation. If the right materials are used, and the right preparation is done, the wall mural should be okay. Mr. Sauer felt the signage on the east side of the building is just too big. Mrs. Holcombe disagreed and thought the sign seemed fun for the building. Mrs. Lloyd said she liked the sign, but she does not have a vote. Commission members discussed the size of the address numbers on the east side matching the approved on Building #2 – 24". There were no other speakers.

Findings of fact & Conclusions

Background & Request:

The new apartment buildings at Worthington Place were approved in 2013, with Building #2 (125 Old Wilson Bridge Rd.) being open and occupied, and Building #1 being substantially erected. Signage for Building #2 was approved in July, with the address numbers being approved at 2' high. The applicant is now seeking approval for signage for Building #1 and changes to the amenity decks.

Project Details:

1. Signs are proposed near the Corporate Hill Dr. entrance, and on the eastern pedestrian entrance facing the Shops at Worthington Place. Both locations would include:
 - 48" high x 44 3/8" wide x 5" deep aluminum address numbers painted white; East side would be 24" high.
 - Hand painted wall murals in gray and white identifying "The Heights at Worthington Place". At the southwest side of the building, the proposed mural would be 3'9" high x 14'5" wide, painted in the brick area above the vehicle entrance. The mural for the northeast side would be 19' high x 13' wide on the brick wall above the pedestrian entrance.

Illumination is not proposed at either location. Variances would be needed to allow more than one wall sign and area in excess of 100 square feet for a single business.

2. The changes to the pool deck include:
 - Removal of the steel shade structure
 - Change from concrete to granite countertop for grill area
 - Change from concrete and wood to fiberglass planters
 - Replacement of umbrellas with cabanas
 - Addition of bollard light fixtures (shown as illuminated planters on the plans).
3. The changes to the interior amenity deck include:
 - Removal of the steel shade structure
 - Change from concrete to granite countertop, and extended to provide bar seating

- Change from wood to fiberglass planters
- Hanging planter boxes added at balcony railings
- Water wall replaced with water feature with sculpture
- Planter boxes added to screen electric meters
- Fire pit replaced with fire table
- Addition of bollard light fixtures (shown as illuminated planters on the plans).

Land Use Plans:

Wilson Bridge Rd. Corridor Study

Wilson Bridge Rd. Corridor draft criteria limits wall-mounted signage to a maximum square footage of 40 square feet, and calls for the signs to be designed appropriately for the building, and not be constructed as cabinet box signs or have exposed raceways.

Development Plan Amendment Ordinance

If an amendment does not conflict with the character or integrity of the development, but an additional variance is required, the approval must be by City Council.

Recommendation:

Staff feels the proposed signs generally keep the character of the development. The mural and address near the southwest entrance seem to fit the spaces they occupy. The changes to the amenity decks do not change the character of the development.

Mr. Coulter moved:

THAT THE REQUEST BY M&A ARCHITECTS TO AMEND THE DEVELOPMENT PLAN FOR THE APARTMENTS AT 160 W. WILSON BRIDGE RD. AS PER CASE NO. ADP 11-14, DRAWINGS NO. ADP 11-14, DATED NOVEMBER 26, 2014, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE SIGN OF THE ADDRESS NUMBERS BE THE SAME AS WHAT WERE INSTALLED ON BUILDING NUMBER TWO ON THE EAST SIDE AND THE SIGN ON THE WEST SIDE BE APPROVED AS SUBMITTED.

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

D. Other

There was no other business to discuss.

E. Adjournment

Mrs. Holcombe moved to adjourn the meeting at 12:23 a.m. Mr. Sauer seconded the motion. All members voted, “Aye”. The meeting was adjourned.