



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
March 22, 2018

The regular meeting of the Worthington Architectural Review Board and the Worthington Municipal Planning Commission was called to order at 7:00 p.m. with the following members present: Mikel Coulter, Chair; Thomas Reis, Vice-Chair; Kathy Holcombe, Secretary; Edwin Hofmann; Amy Lloyd (arrived 7:40 p.m.); and David Foust. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Board member Amy Lloyd arrived at 7:40 PM. Board member Richard Schuster was absent.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 22 and March 8, 2018 meetings
Mr. Foust was sworn in as a Member of the Municipal Planning Commission.
Mr. Reis moved to approve the minutes, seconded by Mr. Hofmann. All Board members voted, "Aye," and the minutes were approved.
4. Affirmation/swearing in of witnesses

B. Architectural Review Board - Unfinished

1. Addition & Renovation; Garage - **100 W. South St.** (Lauerhass Architecture/Madden & Toepfer) **AR 11-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This existing split-level house was constructed in 1962 and is a contributing building in the Worthington Historic District. The house sits on a 70.13' wide lot that is 150' deep. The owners would like to create a house with more living space, and create space that is accessible to allow a parent to move in and the owners to age in place. The project involves partial demolition of the

existing house, construction of an addition and garage, and total renovation.

At the February 22nd ARB meeting, the applicant gained conceptual approval of the project. Minor modifications have been made and final details are now being presented with this material.

Project Details:

1. Site layout:

The western part of the split-level would be demolished with this proposal, and the remainder would have a new structure constructed on the north, west and south sides. The new front of the house would be 30' from the front property line and 8' from the east side property line; the west would be 18' from the side property line; and the rear would be 8' 4" from the side property line and about 50' from the rear. All parts of the structure are proposed outside of the yards required in the Code.

A 10' wide driveway on the west side of the lot would lead to a proposed detached garage that would be 3' from the west property line and 10' from the rear. Variances would be necessary to allow its placement, and total accessory structure area of 978 square feet which includes a one-car attached garage at the northeast corner of the house. Application has been made to the Board of Zoning Appeals

Existing vegetation would be removed from the site with this plan, with two trees proposed in the front and one in the rear. Foundation plantings are shown on the elevations and the owners have a history of gardening on the property. Sidewalks are proposed leading to the front door, and connecting to the driveway and to the east side of the house.

2. Building:

The applicant originally described the new structure as Craftsman Influence, but after discussion at the last meeting has changed details to be more of a Cape Cod that has been added onto over time. A three-bay façade is proposed for the front, with a central entry door/porch and two bay windows on the first floor, and three dormers on the second floor east-west roof gable. A cross gable is proposed to extend to the rear and connect to a second east-west gable. On the rear, a lower north-south gable would allow for the attached one-car garage. Also, a covered second floor balcony is proposed.

HardiePlank lap siding in "Khaki Brown" is proposed for much of the house, except the two-story gabled structure to the rear on the west side would be finished with smooth 8" x 24" Indiana Limestone. The bay windows on the front of the house would have matching stone below the windows with asphalt shingles roofs. Other house trim would be "Artic White" HardiePlank. The front porch is proposed with a shed roof that has "Regal Blue" standing seam metal, as do a west side porch, a west side door and a rear door. Architectural asphalt shingle roofing in "National Blue" is proposed for the majority of the house. The material for the porch and entrance roof columns has not been identified.

Aluminum clad wood double-hung windows in a 6 over 6 pattern with simulated divided light muntins are proposed for many of the windows. Smaller windows with 6 lights are proposed on the sides and rear of the house. Skylights are shown on the rear facing gable that covers the balcony. A window well is proposed between behind the porch on the west side of the house. Catalogue cuts of the windows and window well have been provided. The window trim would be “Artic White” HardiePlank.

3. The detached garage proposed at the northwest corner of the property would be roughly 33’ wide x 22’ deep. The structure would have a front facing gable over the two garage doors, and a cross gable extending to the east. Double doors are proposed on the east side for access to the workshop space. Gable vents would be on the front and rear. The garage would have lap siding, asphalt roofing, windows and trim to match the house.
4. A cut sheet was submitted for the light fixture proposed at the house and garage doors. Details of the doors are needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington’s character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community’s character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.
- 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.
- 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: 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.
- Outbuildings: New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types

and detailing. Try to create a new building compatible in appearance with the house it accompanies.

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;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Staff Analysis:

- Although partial demolition and complete redesign of a house does not meet the Design Guidelines, the resultant structure in this application may fit better in Old Worthington than the existing structure. Split level homes are not prevalent in the District and are not typically conducive to being accessible and added onto. Allowing redesign of a house that allows owners to age in place more easily may be more desirable than retaining this house style.
- The proposed house takes design cues from other homes in Old Worthington, with appropriate form, massing, scale, placement and details. The garage would also be appropriate.
- Stone used on a two-story structure is not typical in the District.
- Blue roofing material is also not typical in the District.

Recommendation:

Staff recommended approval of this application, after review of materials, as the plans should result in structures that are appropriate for the Architectural District.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Karen Madden, the homeowner of 100 W. South St., Worthington, Ohio, brought a sample of the metal roof to share with the Board members. The very dark blue metal roof, which almost appears black, will match the front door. The stone to be used on the house is from Lange Stone and originated from the Indiana area. She said the smooth limestone can be seen on buildings that were built many decades ago in the Columbus, Ohio, and in the area. This stone will be on the front of their home. Mrs. Holcombe asked if the size of the limestone would be consistent versus random sizes and Ms. Madden said yes, the stone would be consistent size. Ms. Madden said the stone was similar to some of the walls seen on the homes in Rush Creek Village. The stone is to be used on the kitchen addition to the house.

Mr. Foust asked if the home would have mortar joints or be a tight fit. Mr. Neil Toepfer, 100 W. South St., Worthington, Ohio, said he was not sure if there would be mortar, but the stone is very tight fitting, so any mortar would be minimal. Mr. Foust asked if there would be muntins on the outside of the windows, and Mr. Toepfer said there were many options, but they picked the windows that have the muntins between the panes. Mr. Coulter said the Architectural Review Board (ARB) has not pushed the need for exterior muntins bars. Ms. Madden said they do not know a lot about windows but were willing to change to whatever the Board felt would be more authentic. Ms. Bitar said they had discussed simulated divided lights which had the bars on the outside and the inside but not within the panes. Mr. Toepfer and Ms. Madden said that would be fine with simulated divided lights.

Mr. Foust and Mrs. Holcombe said they thought the new material for the addition would blend well with the existing materials on the house. Mr. Hofmann agreed, and said he thought the material to be used was of good quality and would blend well.

Mr. Toepfer said they still needed to discuss the material to be used for the porches. He said they originally picked out poured concrete but after some discussion they decided to use a similar limestone material for the porches. The Board agreed. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application.

Mr. Chuck Buford, 96 W. South St., Worthington, Ohio, said he and his wife were very pleased with neighbor's plans. Mr. Buford said all of the other neighbors are just as excited to see how the new addition will turn out.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY LAUERHASS ARCHITECTURE ON BEHALF OF KAREN MADDEN AND NEIL TOEPFER FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE AND ADD TO THE HOUSE, AND CONSTRUCT A GARAGE AT 100 E.

SOUTH ST., AS PER CASE NO. AR 11-18, DRAWINGS NO. AR 11-18, DATED MARCH 9, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

Mr. Coulter explained Agenda item “b.” (CU 02-18) under Municipal Planning Commission was withdrawn by the applicant and would not be heard.

C. Architectural Review Board - New

1. Sign - 7227 N. High St. (Signcom, Inc./Burn Bootcamp) AR 13-18

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The west side of the mall is home to Amano’s and China Way, and is directly opposite Building 2 of the Heights apartments. This application regards a suite north of the west mall entrance that has a separate exterior entrance in addition to an entrance from the interior mall corridor. This is a request for an exterior sign for the business planning to locate in that space, Burn Boot Camp.

Project Details:

1. The proposed sign would be installed on the first two panels north of the mall entrance, along the colonnade. The other sign mounted in this area (China Way) is several panels to the north. The panels consist of metal grid-work that is dark in color.
2. Proposed are blue internally illuminated 20” high channel letters spelling “burn boot camp”, and a women’s head with flames extending to the rear. The letters and character would be mounted on a raceway that would match the color of the metal panels. The China Way sign is similarly styled.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Exposed raceways or wiring are not desirable. The Architectural District Ordinance calls for design and materials to be compatible.

Wilson Bridge Corridor

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Minutes

Wall-mounted Signs

- Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

Recommendations:

Staff recommended approval of this sign. The raceway should blend in with the panel and the size and style is compatible in this location.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Eli Pugh, an employee of Signcom, 527 W. Rich St., Columbus, Ohio, said they tried to design their client's sign as close as they could to match the China Way sign. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY SIGNCOM, INC. ON BEHALF OF BURN BOOTCAMP TO INSTALL A SIGN AT 7227 N. HIGH ST., AS PER CASE NO. AR 13-18, DRAWINGS NO. AR 13-18, DATED MARCH 7, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Mr. Hofmann seconded the application. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; and Mr. Foust, aye. The motion was approved.

2. Shed, Pavilion, Garage Renovation - **1881 W. Dublin-Granville Rd.** (William F. Bartelt III) **AR 14-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Constructed in 1917, this farmhouse was originally part of a roughly 13 acre tract of land that was subdivided in the late 1950's, creating Alrojo St. and Samada Ave. The property is 0.77 acres in area, with the house about 25' from the front property line; 40' from the west property line; and 60' from the east property line. A garage was constructed in 1931, and sits in the southeast quadrant of the site.

The owners would like approval for several projects with this application: construction of a shed and a pavilion, and re-siding of the garage.

Project Details:

1. The proposed shed would be 12' x 18' and located 12' from the side property line and 65' from the front property line. The shed would have a gable roof with a dormer, and have windows and doors with muntins. White LP SmartSide in a 7" lap to complement the house is proposed, with gray dimensional shingles for the roof to match the house. The trim would also be white. The shed is planned for use as an artist studio and workshop for the homeowners.
2. Due to necessary removal of large trees at the rear of the property, the owners are without a shady area. Proposed is a 10' x 16' pavilion that would provide shade and shelter from rain. The structure would be to the rear of the house about 73' from the west property line. Timber with a white stain would be used for the shelter and gray asphalt shingles to match the house and garage are proposed for the gabled roof.
3. Re-siding the garage with 7" Hardie board lap siding is proposed. The existing fiber board siding does not hold paint well and is not weather resistant.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Wood siding is the preferred exterior material for new buildings, additions to existing buildings, or new garages and outbuildings. The siding should be used in one of its traditional forms: shingle, board-and-batten, shiplap or beveled siding.

Recommendation:

Staff recommended approval of this application. The proposed structures and garage siding are appropriate for this property.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Bill Bartelt said he is the property owner with his wife, Charla Bartelt. Mrs. Bartelt said all of her surrounding neighbors were in favor of the project. Mr. Bartelt said even though they had to remove several dying and diseased trees they have also planted several trees on their property. They planted four trees which included a black gum tree, an oak tree, a good size maple tree, and a redbud tree, and they will continue to plant more trees. Mrs. Bartelt said the trees had to be removed because they already lost a car and a half due to a fallen limb. She said she missed the trees, but they were Siberian elm trees which were about 100 years old. Mr. Coulter asked if there was anyone present who wanted to speak either for or against this application and no one came forward.

Motion:

Mr. Foust moved:

THAT THE REQUEST BY WILLIAM F. BARTELT III FOR A CERTIFICATE OF

APPROPRIATENESS TO ADD A SHED AND A PAVILION, AND RE-SIDE THE GARAGE AT 1881 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 14-18, DRAWINGS NO. AR 14-18, DATED MARCH 9, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

3. New Drive-in Restaurant - **80 E. Wilson-Bridge Rd.** (McDonald's USA, LLC) **AR 15-18**

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D. Municipal Planning Commission

1. Conditional Use

a. New Drive-in Restaurant - **80 E. Wilson-Bridge Rd.** (McDonald's USA, LLC) **CU 03-18**

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

McDonald's has operated at this location since 1979 and looks substantially as approved by the ARB. The drive-thru was added in 1982, and other minor site, signage and lighting modifications have been made over the years. The property is about 1.58 acres in area.

This is a proposal to demolish the existing building and construct a new restaurant with a drive-thru.

Project Details:

1. Site: The proposed building would be in roughly the same location as the existing building except the new building would be narrower (45' vs 64') and longer (87' vs. 54'). Location would be about 155' from the N. High St. right-of-way and over 300' from E. Wilson Bridge Rd. The distance from the north property line is shown as 43.86' and from the south is 51.14'. Access would be from E. Wilson Bridge Rd. by way of driveway in roughly the same location as exists.

Parking and landscaping - Parking would be in the center of the lot leading to the building, and along the south property line in the area adjacent to the building. Existing parking on the south side in the eastern 312' of the parcel would be removed and replaced with landscaping (trees, planting beds and grass) and a curved walkway leading from the public sidewalk to the restaurant.

Rather than having additional parking at the rear of the site, the new plan calls for two drive through lanes. The pavement to accommodate the drive-thru and a by-pass lane would extend to about 50' from the property line, which would be 50' closer than the existing pavement. Buca di Beppo's parking lot to the south is about 50' from the property line. AAA to the north is at about 60'. The area between the pavement and the right-of-way line would remain grass, and deciduous and evergreen trees would be added near the north and south property lines. The area between the drive-thru and the building is proposed to be landscaped with a mixture of trees, shrubs, grasses, and perennials. Similar landscaping is proposed around the building, along the north property line and in an island at the east end of the parking in front of the building.

Outdoor Seating – Three tables are proposed on the patio in front of the restaurant. The style has not been identified.

Bicycle Rack – A bike rack is proposed on the patio in front of the restaurant. The style has not been identified.

Site Coverage – The applicant has calculated the impervious area at 0.532 acres, which means pervious surfaces would cover about 66% of the site.

Dumpsters - A 32' 8" wide x 14' 8" deep trash enclosure is proposed at the southwest corner of the pavement. The enclosure would be 8' high with brick walls to match the building, and steel doors. A variance would be needed for the distance from the south property line.

Lighting – Pole lights are proposed, but additional detail is needed. The locations, height, base height and fixture color temperature should be identified. A photometric plan is included showing 0 footcandles at the property lines, but without additional detail the lighting cannot be approved.

2. Building:

The proposed brick building would have a hipped roof with gables above the entrances, drive-thru windows, and facing the rear. The main entrance is oriented toward E. Wilson Bridge Rd. and the second entrance would be on the north side. Aluminum storefront windows with the look of divided lights across the top are proposed along the east and north faces in conjunction with the entrances. The roof structure over the entrances would be supported with round columns with brick bases. Brick soldier courses are proposed above and below the storefront windows, along the base of the building, and above the metal employee access doors on the north and west sides. On the south side, a darker brick is proposed at the drive-thru window gables and in a framed herringbone pattern to simulate three windows that were removed. Aluminum charcoal colored canopies with gold on the bottom are proposed above the three drive-thru windows.

Lighting fixtures are proposed to downlight from the eaves around the whole building. The lights would illuminate the entrances, architectural features, drive-thru windows and access doors. A cut sheet is included in the packet showing the 6” LED fixtures that come in 3000 or 3500 Kelvin color temperature.

Materials:

- The proposed brick is from Bowerston and called Briarcliffe Modular. The darker accent brick on the south side would be Bowerston Chocolate W/C Modular.
- Proposed roof material is Certainteed Weathered Wood dimensional shingles.
- The wood trim and gable vents are proposed to be painted Benjamin Moore Stone Harbor 2111-50.
- Storefront windows would have dark bronze frames.
- Metal doors would be painted to match the brick (Benjamin Moore Sienna 2092-20).

3. Signage:

- Building – Four “M”s are proposed in gables around the building. On the north and south facades, the height would be 42” and on the east and west sides the height would be 60”. Each sign would be halo lit.
- There are existing freestanding signs at E. Wilson Bridge Rd. and N. High St.
 - The E. Wilson Bridge Rd. sign is proposed to stay in the existing location, and be outfitted with new sign faces and a new brick base to match the building. The 5’ x 4’ faces would have a red background with a yellow “M”. The sign is to remain internally illuminated, but the light could not shine through the red background.
 - The N. High St. sign is proposed to move 5’ to the west, or 12.84’ from the right-of-way. The black sign pole would be reused, with a new sign box mounted with a frame to match the building trim. The 6’ x 5’ faces would have a red background with a yellow “M”. The sign is to be internally illuminated, but the light could not shine through the red background.
- Directional – Two directional signs are proposed at the entrance to the site. Options have been shown with and without the “M”.
- Drive-thru – For the drive-thru, a non-illuminated clearance bar with yellow letters spelling “Drive-thru” and yellow across the bar would be at the entrance. Next would be two pre-browse boards with LED screens. Ordering would be at canopies with audio only that would be about 11.5’ tall and charcoal in color with a yellow extension and LED downlight. Menu boards with LED displays would be installed next to the order canopies.
- Sizes for all signs are shown on a sheet labeled “Overall Sign Area”. Variances for area and number of signs would be needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: New construction should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs. Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.

Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed.

Materials: New buildings should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

Ornamentation: Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

Signage: 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. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Sustainability:

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. The City of Worthington and its Architectural

Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Recommendations include: encouraging energy conservation methods; using landscape concepts to preserve energy; managing storm water run-off in an environmentally friendly way; using solar panels in locations that minimize the visual impact as seen from the right-of-way and surrounding properties; adding bike racks; using streetscape elements that are of a human scale; making use of recycled, renewable and energy efficient materials; using natural and controlled light and natural ventilation; and minimizing light pollution.

Wilson Bridge Corridor

Site Layout:

Setbacks: Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.

- Buildings 50,000 square feet in area or less shall be located between 5' and 20' from adjacent Right-of-Way Lines.

Equipment: Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.

Tract Coverage: A maximum of 75% of the property shall be covered with impervious surfaces.

Pedestrian Access: Sidewalks with a minimum width of 5', Recreation Paths with a minimum width of 10', or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.

Landscaping: There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.

- Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.
- Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.
- Parking lot landscaping shall be required per the provisions in Chapter 1171.
- Seasonal plantings should be incorporated into the landscape plan.
- Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.
- The approved landscape plan must be maintained across the life of the development.

Building Design:

- A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.
- The height of a building shall be a minimum of 12' for pitched roof buildings measured to the eave.

- Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.
- Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.
- Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.
- Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.
- Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

Materials:

- Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.
- Vinyl siding and other less durable materials should not be used.
- Long-lived and sustainable materials should be used.
- The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.
- Especially durable materials on ground floor façades should be used.
- Generally, exterior insulation finishing systems (EIFS), are not preferred material types.
- A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.
- The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.

Windows and Doors:

- Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.
- For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.

Lighting: All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

- The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.
- The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the

lot, and not building-mounted lights.

- For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.
- Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Signs:

Exterior lighting fixtures are the preferred source of illumination.

- Freestanding Signs
 - There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
 - Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
 - Freestanding signs may include the names of up to eight tenants of that parcel.
 - Light sources shall be screened from motorist view.
- Wall-mounted Signs
 - Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
 - Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.

Parking:

- Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01.
- Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.

Public Spaces: A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. 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 250 square feet;
- Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 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.

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Worthington Code Basic Standards and Review Elements The following general elements are to be considered when hearing applications for Conditional Use Permits:

1. Effect on traffic pattern
2. Effect on public facilities
3. Effect on sewerage and drainage facilities
4. Utilities required
5. Safety and health considerations
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
7. Hours of use
8. Shielding or screening considerations for neighbors
9. Appearance and compatibility with the general neighborhood

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.

Recommendations:

Staff recommended approval of this application, with the following considerations:

- The proposed site would likely function better than the existing due to the configuration of the building and the additional drive-thru lane. No safety or health considerations or noxious effects have been identified. Utilities are adequate to accommodate the new restaurant.
- The proposed building meets the Worthington Design Guidelines, and is more appropriate than the existing building.
- The number of building signs is acceptable due to the style and placement.
- Re-facing the freestanding signs is appropriate as long as the backgrounds are opaque. Re-

locating the N. High St. sign is appropriate as it would still be outside the required 10' setback area.

- The directional signs do not need the logo, as the drive is close enough to the freestanding sign. As is required by Code, the background must be opaque.
- The number and size of signs for the drive-thru are acceptable, however the use of yellow on the clearance bar, the order canopies and on the drive-thru window canopies should not be allowed.
- Without more detail, the lighting plan cannot be approved at this time.
- Consideration should be given to using a larger variety of deciduous tree species on the site. Modified placement or use of a different species for the proposed Spruce trees should be considered due to tight spacing.
- Variances must be granted by the Board of Zoning Appeals as needed.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Joe Smiley said he was representing Lance Strategies as a consultant to the McDonald's Corporation. He said they started the process about a year and a half ago, and had several discussions with city staff over the past year. The building is approximately thirty-nine years old and now has severe utility issues, and many things need to be replaced. After looking at the overall cost to do that and the overall design of the existing building their first choice is to demolish the structure and rebuild. Mr. Smiley said if demolition is not an option then they would have to do a major remodeling of the structure. This would approximately be a \$2.3 million dollar investment for the project.

Mr. Smiley said he has worked hard with City staff and thanked them for their accessibility. He said they went over 4-5 designs before coming up with the one being presented at the meeting tonight. There will be a double drive-thru to help alleviate congestion in the drive-thru area and allow their customers to get through quicker. The interior design will be all new, and then went on to discuss the overall signage for the site. The signs in the front and back will be internally illuminated but the red part of the sign will be opaque and will not show through, per request. Mr. Smiley said his request for additional smaller signs are due to technology. There was a lengthy discussion related to the number of signs, the use of yellow on the double welcome point gateway, and on the slim springboard canopy. The Board also discussed the directional signage at the entrance, these signs would not have the McDonald's logo on them. There will be an area where people can order from their smartphones and pull up to pick up their items. It was agreed that white would be used instead of yellow.

They will be cleaning up the trees that are very old on the site. The new store owner took over about six or seven months ago, and also happens to be a large multi-store operator. Mr. Smiley said timing is an issue because there are some things that badly need to be replaced. The owner would like to get the restaurant re-built this year. He said they have to go through Brand Review, and everything they do has to be approved by a small Board in the Chicago area. Mr. Smiley discussed the signage which will rotate menus three times a day and will be a much cleaner look, and the signs will be smaller than they used to be. There will also be adding additional landscaping on the site for screening from U.S. Route 23, and throughout the site.

He said he just got the revised lighting plan about an hour and a half before the meeting so they can come back to discuss those details at future meeting. They will be using Planet Studios for landscape architecture.

Mr. Coulter said for the record, Board member Mrs. Lloyd had now joined the meeting at 7:40 PM.

Mr. Coulter said he appreciated the work that Mr. Smiley has done, both with City staff and the recommendations he brought forward. He liked the new design of the store. Mr. Hofmann asked Mr. Smiley to describe the canopies for the drive-thru area. Mr. Smiley said the overhang is to keep customers dry when it's raining. They also discussed the yellow underside area and Mr. Hofmann asked if the yellow band could be eliminated. He felt the color looked out of place with the bricks, and asked for some modifications to the design so the building would look more proportionate.

Mrs. Lloyd said she thought the building improvements were nice and thanked Mr. Smiley for bringing some Worthington character to the building. She said as signage goes, she felt less was more. Mr. Smiley said he would go over the details he was in agreement with City staff about. He said he was okay with bullet points one, two, three, four, and five, but as far as the number of signs he was okay with getting rid of the arches on the entranceways, but outside of that, other than changing the underside area from yellow to white, their hands were tied.

Mrs. Bitar asked Mr. Smiley if the light poles would still be black and Mr. Smiley said yes. Before crafting the motion, Mr. Reis reviewed the items with Mr. Smiley to make sure he was in agreement. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY MCDONALD'S USA, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE BUILDING AT 80 E. WILSON BRIDGE RD. AND CONSTRUCT A NEW RESTAURANT, AS PER CASE NO. AR 15-18, DRAWINGS NO. AR 15-18, DATED MARCH 9, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THAT THE UNDERSIDE OF THE DRIVE-THRU OVERHANGS/CANOPIES BE EITHER SILVER OR WHITE;**
- **THAT THE EXTERIOR COLUMNS BE ALIGNED WITH THE EDGE OF THE GABLES AND THAT THE COLUMNS BE ADJUSTED TO A LARGER SCALE**

IN WIDTH

- **THAT THE ENTRANCE AND EXIT SIGNS HAVE THE “M” REMOVED;**
- **AND THAT THE SIGN AT HIGH STREET HAVE A BLACK BAND AND COMPLY WITH CITY STANDARDS WITH RESPECT TO DISTANCE FROM THE RIGHT-OF-WAY AND THAT THE SURROUND BE BLACK.**

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

Mrs. Bitar did a quick overview related to the function of the drive-thru and traffic. Commission members had no questions or concerns. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application and no one came forward.

MPC Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY MCDONALD’S USA, LLC FOR A CONDITIONAL USE PERMIT TO OPERATE DRIVE-IN RESTAURANT IN THE C-4 ZONING DISTRICT AT 80 E. WILSON BRIDGE RD., AS PER CASE NO. CU 03-18, DRAWINGS NO. CU 03-18, DATED MARCH 9, 2018, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND 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. Coulter, aye; Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Foust and Mr. Hofmann, aye. The motion was approved.

- b. **Automotive Services Major in I-1 - 7030 Worthington-Galena Rd.** (Kevin Watts/Line-X of Central Ohio) **CU 02-18**

This application was withdrawn by the applicant.

E. Other

Mr. Brown said he needed a volunteer to participate on the Bike/Ped Steering Committee for the Master Plan that the City is undertaking. Mr. Reis nominated Mr. Hofmann to be a member of that Committee, seconded by Mrs. Holcombe. Mr. Hofmann accepted the nomination.

F. Adjournment

Mr. Reis moved to adjourn the meeting, seconded by Mrs. Holcombe. All Board members voted, “Aye,” and the meeting adjourned at 8:30 p.m.