



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
April 26, 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; Edwin Hofmann; Amy Lloyd; and Richard Schuster. Also present: Lynda Bitar, Planning Coordinator and Clerk of the Municipal Planning Commission. Commission members Kathy Holcombe, Secretary; and David Foust were absent. Scott Myers, Worthington City Council Representative to the Municipal Planning Commission was also absent.

**A. Call to Order – 7:00 p.m.**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the April 12, 2018 meeting

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**

1. Garage Door – **70 W. North St.** (Neil & Nan Gant) **AR 25-18**

The applicant had emailed a request to table the application. Mr. Schuster moved to table the application it was seconded by Mr. Reis. All Board members voted, “Aye,” and the application was tabled.

2. Lighting – **80 E. Wilson Bridge Rd.** (McDonald’s USA, LLC) **AR 26-18** (Amendment to AR 15-18)

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.

A proposal to demolish the existing building and construct a new restaurant with a drive-thru was approved at the March 22, 2018 ARB/MPC meeting. This application is a request for approval of the lighting plan.

**Project Details:**

1. Twelve pole lights are proposed around the perimeter of the asphalt area. The poles and fixtures are proposed as platinum silver. The fixtures would be Beacon Viper Luminaires which are a flat rectangular fixture, with the LED illumination having 4000K as the color temperature. The concrete bases for the poles are proposed to be flush with the grade. A photometric plan is included showing light levels of 0 footcandles at the property lines.
2. The building lighting fixtures include LED down lights mounted in the eaves around the 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 3500K color temperature. Also, a half round bronze wall sconce is proposed above the rear employee door.

**Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance

Avoid lighting fixtures mounted high above the ground and excessive brightness. Watch for excessive "spilling" of light onto adjacent properties. Typically a view of the light source from off of the property is not desired. Use of fairly small lighting fixtures, and as few as possible, is recommended.

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 minimizing light pollution.

Wilson Bridge Corridor

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.

### 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.

### **Recommendations:**

Staff recommended approval of this application if the color proposed for the poles and fixtures is dark bronze instead of platinum silver.

### **Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Lindsay Jordan, 175 S. 3<sup>rd</sup> St., Suite 170, Columbus, Ohio, came forward and said the poles and fixtures would be dark bronze per the staff recommendation. Mr. Coulter asked if there was anyone present 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 TO AMEND CERTIFICATE OF APPROPRIATENESS #AR 15-18 BY ADDING LIGHTING TO THE APPROVED PLANS FOR THE NEW RESTAURANT AT 80 E. WILSON BRIDGE RD., AS PER CASE NO. AR 26-18, DRAWINGS NO. AR 26-18, DATED APRIL 9, 2018, 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. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Garage Demolition – **46 W. New England Ave.** (Luanne L. & Michael D. Clevenger) **AR 27-18**

### **Findings of fact & Conclusions**

### **Background & Request:**

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This property is roughly 1/4 acre in size, and bordered on three sides by a municipal parking lot. The Colonial Revival house on this property was constructed in 1929 and is a contributing building in the Worthington Historic District. The garage is a contributing garage in the District, although it is not clear when it was constructed. This is a request to demolish the garage.

**Project Details:**

1. The house is red brick and the garage is constructed of block that is painted red. The garage is L-shaped, which was apparently shaped to accommodate a large maple tree which would also be removed.
2. A property maintenance complaint about the garage was filed and found by the City staff to be valid. The building has a hole in the roof, structural damage, peeling paint, and missing windows and trim. The owners were ordered to repair or demolish the structure. They evaluated both options, and found it was not economically feasible to repair the garage, so are asking for approval to demolish.
3. The owners plan to construct a new 24' x 20' garage in its place, but do not yet have plans ready to submit for approval.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. For repair work on older outbuildings, use new materials that match the old as closely as possible. 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.

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?)

**Recommendation:**

Staff recommended approval of this application, with the understanding that plans for a new garage should be discussed at the meeting and submitted to the ARB as soon as possible. Although there is a desire to retain older outbuildings, this structure is in poor repair and is constructed of concrete block which is not typical for the District.

**Discussion:**

The applicant, Mike Clevenger of 46 W. New England Ave., Worthington, Ohio, came forward with his wife Luanne Clevenger. Mr. Clevenger said he spoke with the grandson of the original owner of the property and asked him if he remembered when the garage was built and he was told the garage was built shortly after the home was built in 1929. Mr. Coulter asked what type of

siding will be used to rebuild the garage and Mr. Clevenger replied the siding would be Hardiplank. Mr. Hofmann asked if the garage would be rebuilt in the same location or if the garage would move. Mr. Clevenger replied the garage would be smaller, but in the same general location. He said the silver maple tree behind the garage will need to be removed. Mr. Coulter asked if there was anyone to speak for or against this application and no one came forward.

**Motion for ARB application:**

Mr. Hofmann moved:

**THAT THE REQUEST BY LUANNE L. & MICHAEL D. CLEVINGER FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE GARAGE AT 46 W. NEW ENGLAND AVE. AS PER CASE NO. AR 27-18, DRAWINGS NO. AR 27-18, DATED APRIL 9, 2018, 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. Coulter, aye; Mr. Reis, aye; Mr. Hofmann, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

**4. Garage Door – 20 W. North St. (Jeremy Yohe) AR 28-18**

**Findings of Fact & Conclusions**

**Background & Request:**

This 1 ½ story Cape Cod style house is one of the newer homes in Old Worthington, being built in 1991. The owner received approval for a new front door and removal of the rear deck in 2015. This request is to replace the double garage door for the attached garage.

**Project Details:**

1. The existing 32 panel garage door is reportedly in poor shape and needs to be replaced.
2. Proposed is a steel Pella Danbury-Onslow carriage house door with a bead board design. The new door is also proposed with 32 panels and no windows, and would be mahogany to match the front door.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

It is important that doors be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff recommended approval of the application, as the proposed garage door should be complimentary to the front door and appropriate for this house.

**Discussion:**

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Mr. Coulter asked for the applicant was present and Jeremy Yohe, 20 W. North St., Worthington, Ohio came forward. Mrs. Lloyd said the new door would look very nice and Mr. Hofmann said the door would be a great improvement. 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 JEREMY YOHE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW GARAGE DOOR AT 20 W. NORTH ST. AS PER CASE NO. AR 28-18, DRAWINGS NO. AR 28-18, DATED APRIL 11, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**5. Lighting – 5545 N. High St. (Meghan Colleli/Villa Nova) AR 30-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

Villa Nova Ristorante was started in 1978. The building and site have been renovated over the years, including the addition of parking to the south with the demolition of the former Just Pies building. Existing light poles in that lot remained as part of the project.

Recently, a company affiliated with AEP Ohio, Lime Energy, replaced all interior and exterior lighting fixtures for Villa Nova to improve energy efficiency. Complaints were received about the brightness of the lights on the site, and an application has now been made for approval.

**Project Details:**

1. Pole lights and building lights that illuminate the parking lot, building and sign were all part of the project. Lime Energy’s documents show that 8 parking lot fixtures, 3 wall packs, 3 flood lights, 1 barn light, 9 canopy lights and 2 sign lights were replaced. The old fixtures were mainly metal halide. The newly installed fixtures are LED, with 5000K being the predominant color temperature.
2. Apparently the look of the exterior of the fixtures has not changed.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Avoid lighting fixtures mounted high above the ground and excessive brightness. Watch for excessive “spilling” of light onto adjacent properties. Typically a view of the light source from off

of the property is not desired. Use of fairly small lighting fixtures, and as few as possible, is recommended.

**Recommendation:**

Staff recommended denial of this application, as the new lighting is excessively bright based on what is typical for the District. The ARB has routinely approved LED color temperature of 4000K, which is a bit warmer white than the bright white light that is 5000K. Color temperature even lower would be preferable.

**Discussion:**

Megan Colleli, 669 Farrington Dr., Worthington, Ohio came forward to represent the application. Mrs. Colleli apologized for not asking for permission before the lights were switched out, and said she was completely misled by AEP when she met with them. Mr. Hofmann said a photometric plan should have been provided to make sure the light would not spill off into the neighbor's lots. Mr. Reis asked if trees had been removed, and if so, they should be replaced. Mrs. Colleli said one tree in the middle of the parking lot had been run over by several cars and needed to be removed. Mr. Reis suggested looking at the City's requirement for grassy areas in relation to their parking lot plan, and trees to be located on the islands. Mrs. Colleli asked for clarification and if all of the lights are wrong, or if any of the lights are okay. Mrs. Bitar responded it seems all of the lights are too bright, and the lights in the parking lot and on the building are at an angle allowing the light source to be visible and that is not allowed either. Mrs. Colleli requested to table the application.

Mr. Reis moved to table the application, Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the application was tabled.

**6. Sign – 445 E. Granville Rd. (Danite Sign Co./Boundless) AR 31-18**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

Harding Hospital was founded in 1916 by George T. Harding II, MD as the Columbus Rural Rest Home. The hospital provided treatment for people with physical, mental, social and spiritual needs on the 45 acre Worthington campus until 1999, when it became part of The Ohio State University's Wexner Medical Center. In 2014, Step by Step (now Boundless) academy purchased the property and has been providing mental health services out of some of the buildings on the property. Many of the buildings have not been used or maintained in years. Last year, buildings D, E, and F were approved for demolition, which is currently taking place. Also, the existing pole sign near the entrance was modified.

This application is a request to install an additional sign near the entrance.

**Project Details:**

1. The existing pole sign was revised to have the roof removed, and 41" X 41" sign faces with a white background, brown address, and tree branch decorations were installed. Lettering spelling "Step by Step" was mounted on the wall but is no longer there.
2. This request would add a 4' x 6' post and panel sign that is two-sided and installed in the round brick planter area of the low wall to the west of the drive entrance. There is a small ornamental tree currently in that location. The sign would have the Boundless name and logo, and "Center of Excellence for Health & Human Services". A white background with lighter and darker shades of orange and teal, and gray text for the tag line, are proposed. A variance would be needed to allow more than 4 colors on the sign.

**Land Use Plans:**Worthington Design Guidelines

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. The design guidelines recommend minimizing the size of signs; traditional sign materials and lighting are preferred (wood or composite to look like wood; individually mounted lettering is preferred; no cabinet box signs or exposed raceways; external or halo illumination).

**Recommendation:**

Staff recommended denial of this application. The proposed style of sign and placement are not appropriate for the site. The applicant has indicated this proposed sign may be temporary, with a new monument sign being proposed in the future. Better alternatives, especially for temporary signage, would be different panels for the pole sign, individual letters spelling "Boundless" on the brick wall, or utilization of an existing brick sign wall closer to the building.

**Discussion:**

Mr. Coulter asked for the applicant and Oliver Holtsberry, representing DaNite Sign Company, 1640 Harmon Ave., Columbus, Ohio and Michael Mayhew, 995 Lori Lane, Westerville, Ohio, representing the property owner came forward. Mr. Holtsberry clarified the dimensions of the sign and said the drawing was not accurate. Mr. Hofmann explained this area is one of the gateways to Worthington so the context is very important. There will be development going on across the street and they will be doing some nice things to improve the area. He encouraged Mr. Holtsberry to reconsider the proposed sign and suggested using a monument style of sign instead. Mr. Mayhew said they had recently hired an architectural firm to help develop a master plan for the property and eventually will be building on the property. A monument type of sign would not be appropriate at this time because it may interfere with future plans. Mr. Holtsberry said they prefer not investing a lot of money into signage now. Mr. Coulter asked Mr. Holtsberry to take a look at the other signage in the architectural review district and to take note the Board does not allow temporary signage. They prefer signage that has an aesthetically pleasing base. Mr. Coulter felt the proposed sign looks more like a "Construction coming soon" sign, but he felt lowering the sign to the height of the shrubs was a good start for a compromise. Mrs. Lloyd said she agreed with what had already been said. Mr. Schuster asked if the proposed sign would need a variance and Mrs. Bitar said yes, because the sign has more than four colors. Mr. Coulter suggested that

Mr. Holtsberry should take a look at the Design Guidelines. Mr. Coulter asked if there was anyone present to speak for or against this application and no one came forward. Mr. Mayhew requested to table the application.

Mr. Reis moved to table the application, Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the application was tabled.

7. Signage – **7007 N. High St.** (The Witness Group) **AR 32-18** (Amendment to AR 32-16)

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### **C. Municipal Planning Commission**

#### **1. Conditional Use Permit**

Offices in C-4 – **7007 N. High St.** (The Witness Group) **CU 07-18**

Mrs. Bitar reviewed the following from the staff memo.

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

This roughly 7.5 acre parcel, zoned C-4, Highway and Automotive Services, has been home to a hotel since 1975. The original approval was for a Hilton Inn. The brand has changed several times over the decades with the most recent being the conversion to a Holiday Inn in 2007, which included many upgrades to the building and site.

The owner was approved for demolition of the existing hotel, and redevelopment of the site at the Architectural Review Board’s February 22, 2018 meeting. Variances were approved by the Board of Zoning Appeals at its April 5, 2018 meeting.

Included with these applications are a request for approval of signage criteria and a provision to allow offices.

##### **Project Details:**

1. Signage criteria has been submitted that basically follows the Worthington Code and Design Guidelines, but further would allow specific sizes and styles of signs. Part One of the criteria includes general requirements from Chapter 1170 – Signs, of the Code. Part Two – Design Criteria includes provisions from the Code, as well as pertinent Design Guideline recommendations and development specific information. The applicant would like tenants that plan to meet the established criteria to be able to receive sign permits without returning to the ARB for approval.
2. Following are some of the provisions for signage requested for the multi-tenanted buildings housing restaurants and personal and business services:

- Tenants in the W. Wilson Bridge Rd. buildings would be allowed to have one sign facing the road and one sign facing the parking lot to the south. In addition, a third sign would be allowed for tenants at the east and west ends of the buildings.
  - The maximum sign area would be 1 ½ square feet per lineal foot of frontage as is a Code requirement. In addition, the maximum letter height would be 24” and the maximum width could be no more than 80% of the tenant’s storefront width. Signs would need to be at least 24” from the edge of the tenant space or from the corner of the building. In no case would a business be allowed more than 100 square feet of signage total.
  - Signs would be located at the tenant’s storefront, or above the primary entrance if the tenant occupies more than 1 space.
  - Maximum mounting height is proposed as 17’ above grade, or at a height appropriate to the building architecture.
  - Proposed sign types are internally aluminum channel letters and halo-illuminated letters.
  - Colors would be based on the Design Guidelines which say they should be compatible with the building architecture and subtle, toned-down shades are preferred.
3. Office tenants (in buildings #3&4) would have similar size and placement requirements, but would only be allowed exterior signage if they occupy more than 50% of the designated office space for their floor.
  4. One blade sign would be permitted for each tenant in a color to match the tenant’s primary sign. Lettering would be limited to 3” in height and a ¾” border painted black would be required.
  5. Window signs identifying the tenant name and address would be allowed occupying not more than 25% of the window area.
  6. The applicant is proposing 2 matching freestanding signs, one east of the W. Wilson Bridge Rd. entrance, and one near the intersection of N. High St. and Caren Ave. The signs would be 9’ wide and 15’ tall with cast stone bases, brick, and standing seam metal roofs. Internally illuminated areas 6’ wide x 7’6” high would be on both sides and allow for 5 tenant panels each. The 1’6” high panels would have matching opaque backgrounds. The style and color of the text has not been identified. Placement would be 5’ from the rights-of-way.
  7. The hotel and N. High St. building signs would come to the ARB for approval in the future.
  8. Variances from the Board of Zoning Appeals would be needed for the proposed sign package to allow more than 1 sign per business, and excessive area and location for the freestanding signs.
  9. A Conditional Use Permit is requested to allow offices on the site. The minimum amount of office would be 19,132 square feet. The review elements were covered as part of the Architectural Review application approval on 2/22/2018, and are summarized as follows:

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 – A traffic study was completed and demonstrated there would not be a negative impact from the new development.

2. Effect on public facilities – New streetscape improvements were approved as part of the development.
3. Effect on sewerage and drainage facilities – Storm sewer discharge from the site would improve as part of the development.
4. Utilities required – Water and sanitary sewer would be provided from existing utilities in the rights-of-way.
5. Safety and health considerations – No effects have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – No effects have been identified.
7. Hours of use – Hours would typically be weekdays from 8:00 am to 6:00 pm.
8. Shielding or screening considerations for neighbors – Screening would be per the previous ARB approval.
9. Appearance and compatibility with the general neighborhood – The site design was approved as part of the previous ARB approval.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

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. Free-standing signs should be of the “monument” type; 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, 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. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

#### Wilson Bridge Corridor

##### Signs:

Exterior lighting fixtures are the preferred source of illumination.

1. 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.
2. 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.

### 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 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.

### **Staff Analysis:**

1. The proposed tenant building signs are appropriate in size and location. A clear understanding of possible colors, fonts, logos, etc. should be gained before approval.
2. External lighting is preferred for the corridor, so a decision regarding whether internally illuminated signs are appropriate should be made. The developments that existed before the Wilson Bridge Corridor Code language was adopted have internally illuminated signs.
3. The freestanding sign structures are larger than is recommended in the Wilson Bridge Rd. Corridor Code. The sign area is within the allowable. A smaller version of the signs would be preferable. Placement of the signs closer than 10' from the right-of-way may be justified due to required right-of-way dedications.

### **Recommendation:**

When the ARB is comfortable with the signage criteria, approval is recommended. Offices were contemplated during the ARB approval process and are appropriate for the site.

### **Discussion:**

Rob MacInnes, representing Ford & Associates Architects, 1500 1<sup>st</sup> Ave., Columbus, Ohio, said he paid close attention to Worthington's Design Guidelines for signage criteria. He said this proposal only concerns the four buildings along W. Wilson Bridge Road. When appropriate, they will come back to the Board for signage concerning the hotel and the other building along High Street. Mr. MacInnes was hoping if future tenants met the criteria for signage, it could be discussed

with City staff instead of coming back to the Board for approval. Mr. Hofmann asked Mr. MacInnes what he thought about the illumination comments. Mr. MacInnes responded his clients will probably look across the street and probably want what neighboring stores have. He said he understood where staff were coming from but at the end of the day what they really want to do is make sure their development is competitive with what is immediately surrounding it. Mr. MacInnes said if done right the signage would still be attractive.

Mr. Reis said he was okay with where the sign would be located and the fact the height of the sign was lowered, but concerned about giving carte blanche because the Board might be disappointed with one or two tenants. Mr. Coulter said he had concerns with the monument signs being fifteen feet tall because they seemed out of scale with the buildings along W. Wilson Bridge Road. Mr. MacInnes said the maximum height according to the Design Guidelines is fifteen feet, but the Guidelines for the Wilson Bridge Road Corridor states the maximum is ten feet. Mr. Hofmann asked for clarification and if the sign space would be divided up amongst the future tenants.

Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio, clarified the differences between the High Street and the W. Wilson Bridge Road signs. Both signs are the same height. Mr. Patel said the High Street sign will probably not have as many bands because that sign will be more for the hotel and a big restaurant that may go into the location. For example, a name brand restaurant would be advertised on that particular sign, but not a smaller yogurt shop. Mr. Hofmann asked what the monument sign would be made of. Mr. MacInnes said all the sign panels would have the same colors and fonts with no logos. Mr. Hofmann felt the sign should be reduced a little bit in height and in width to be more in scale with the buildings. Mrs. Lloyd also felt the signs were too large for the buildings. Mrs. Bitar asked if the signs would be one particular color when illuminated or not. Mr. MacInnes said he would prefer the letters be white with black background or vice versa, and the letters would be recessed. Mr. Coulter felt the white letters would be easier to read at night time.

Mrs. Bitar asked if he was willing to do halo illumination instead of internal illumination. Mr. MacInnes said the overwhelming feedback he has received from tenants is the expectation for internally illuminated signage, especially from the more lucrative tenants they are trying to bring in. Mr. MacInnes said if they agree to have all internally illuminated signage the goose neck lamps would go away. Mrs. Bitar clarified if staff was not comfortable with signage being proposed, Mr. MacInnes would have to go back to the Board for approval. He said he would like to have a uniform signage package to propose to his clients and then if staff was uncomfortable with approving the proposed signage they would go to the Board for approval.

Mr. Coulter said he wanted to discuss the north elevation on line B, where the building on the right side had two entrances, if there was a single tenant there, only one sign would be granted, not two. There was discussion regarding blade, projection, freestanding and wall signage, and Mrs. Bitar mentioned variances would be necessary. Mrs. Bitar asked if logos and different fonts were going to be allowed. Mr. Reis said no logos will be allowed on the monument signs, the letters on the signs will be white with black backgrounds, and logos would be okay for the wall signs as long as they meet the size and color requirements. Mr. Coulter asked Mr. MacInnes to finish putting

together the rest of the details and discuss with city staff before coming back to the Board. Mr. Patel requested to table the application.

Mr. Reis moved to table the application, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the application was tabled.

**Discussion:**

Mrs. Bitar said this Conditional Use Permit would be based on a minimum of 19,132 square feet of building space being office, with no maximum. Jack Reynolds, 37 W. Broad St., Suite 460, Columbus, Ohio introduced himself, and said they are okay with no cap, but a minimum.

**MPC Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE WITNESS GROUP FOR A CONDITIONAL USE PERMIT TO ALLOW OFFICES IN THE C-4 ZONING DISTRICT AT 7007 N. HIGH ST., AS PER CASE NO. CU 07-18, DRAWINGS NO. CU 07-18, DATED APRIL 13, 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. Hofmann seconded the motion. Mrs. Bitar called the roll. Mr. Coulter, aye; Mr. Reis, aye; and Mr. Hofmann, aye.

**D. Other**

There was no other business to discuss.

**E. Adjournment**

Mr. Reis moved to adjourn the meeting, and Mr. Hofmann seconded the motion. All Board members voted, “Aye”, and the meeting adjourned at 8:46 p.m.