



MINUTES OF THE REGULAR MEETING  
WORTHINGTON ARCHITECTURAL REVIEW BOARD  
WORTHINGTON MUNICIPAL PLANNING COMMISSION  
February 13, 2020

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; David Foust; and Richard Schuster. Also present were Worthington City Council Representative Scott Myers; Lee Brown, Director of Planning & Building; and Lynda Bitar, Planning Coordinator.

**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the January 23, 2020 meeting

Mr. Schuster moved to approve the minutes, and Mr. Hofmann seconded the motion. All Board members voted, "Aye," and the minutes were approved.

Mr. Coulter said they needed to select their representatives for the Board of Zoning Appeals. Mr. Brown said Mr. Coulter had been the main representative from MPC, while Mr. Reis was the second alternate, and Mrs. Holcombe was the third alternate. Mr. Foust moved to keep the same representatives from the MPC for the Board of Zoning Appeals, and Mr. Schuster seconded the motion. All Board members voted, "Aye," and the motion was approved.

4. Affirmation/swearing in of witnesses

**B. Architecture Review Board - New**

1. Replacement of Handrails and Balusters – **970 High St.** (Toll Gate Square Condominiums)  
**AR 09-2020**

**Findings of Fact & Conclusions**

**Background & Request:**

Toll Gate Square was the first condominium plat filed in Franklin County, being incorporated in

1963. The project was designed to be compatible with the Orange Johnson House and Old Worthington. Since its' construction in 1964, the property has been well maintained, with the most recent approval to replace brick walls on the property.

This application is a request for approval to replace railings in the complex.

**Project Details:**

1. The existing railings on the flat roofs have deteriorated and need replacement. The most urgent need is for railings on buildings A and M, but approval is sought for all others in the same style on the property.
2. The existing railings have decorative scalloped flat balusters constructed of wood. Proposed are simple square composite balusters with wood rails painted Grecian Ivory to match other building trim, and spaced to meet Building Code requirements. A sample will be brought to the meeting. The balustrades would mimic the Orange Johnson House balcony railings and the railings on other houses in Old Worthington.

**Land Use Plans:**

Worthington Design Guidelines and Architectural District Ordinance

Simple square or tapered columns were common on porches in the 20<sup>th</sup> century and could also have been used on parapets and balconies. Avoid ornamentation such as spindles and scrollwork unless they were traditionally used on similar buildings. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff recommended approval of this application, as the proposed railings would be appropriate for the condominium buildings and the District.

**Discussion:**

Mr. Coulter asked if the applicant was present. Ms. Cindy Mild said she was representing 970 High St., Worthington, Ohio. She said the rails need to be replaced because they are replacing the roofing. Ms. Mild said she spoke with the Building Department about the regulations and she needed to make sure the railing would be in compliance. What is being proposed complies and is also located in other areas of the community. She said they have exceeded the height minimum to be more comparable to what would be appropriate for the roofline. Mr. Foust asked clarification as to the spacing of the spindles and Ms. Mild confirmed the accurate spacing would be 4" between spindles. Mr. Foust asked if the post caps would be just at the corners or on each of the four posts and Ms. Mild said they were planning on each of the 4x4 posts. Mr. Coulter asked if there was anyone present to speak for or against this application.

Mr. Frank Shepherd, 600 Keyes Lane, Worthington, Ohio, said he served on Worthington's Historical Board in charge of facilities and he had met with Ms. Mild, and her Board a number of times and he was in favor of this project.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE TOLL GATE SQUARE CONDOMINIUMS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL RAILINGS 970 HIGH ST. AS PER CASE NO. AR 09-2020, DRAWINGS NO. AR 09-2020, DATED JANUARY 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

2. Freestanding & Awning Signs – **559 High St.** (Banny Kham/Blossom Beauty Bar, LLC) **AR 10-2020**

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

This parcel has a commercial building (constructed in 1969) at the front and a single-family home (constructed in 1930) at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012, moved their business, Haddad Oriental Rugs, into the commercial building near High St., and lived in the house to the rear. Both buildings were renovated, including new siding and roofing on the commercial building and a new garage was approved behind that was never constructed. In 2012 there was also approval of a change to the signage, including a new awning sign and new sign faces for the existing freestanding sign. The business changed to “Elevated Beauty” in 2018 and the signage change accordingly.

This application is being made by a new tenant called Blossom Beauty Bar.

**Project Details:**

1. In 2018, the existing metal awning was painted semi-gloss black and white graphics were also painted. The applicant is proposing to cover the awning with a flat black acrylic wrap that has lettering “BLOSSOM NAIL BAR” with lines above and below. The lettering would be teal with pink behind, and the lines would be pink and white.
2. The existing 61” wide x 27” high freestanding sign faces are proposed to be replaced. The new panels are proposed with a black background, and teal and pink letters and white and pink lines to match the awning sign. The sign faces would have external illumination.

**Land Use Plans:**

**Worthington Design Guidelines and Architectural District Ordinance**

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the

most appropriate material for projecting and wall signs. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

**Recommendation:**

The proposed design seems out of character with Old Worthington. With the use of the existing metal awning and freestanding sign structure, a more traditional sign design could help to make the signs fit in better with the rest of the District. Matte rather than glossy colors may also help.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Dan Lowe, representing Fast Signs of Westerville, Ohio, 31 S. Morning St., Sunbury, Ohio, clarified the material that would be used on the roof of the awning would be a vinyl that would stick on and they agree it should wrap around the sides. He thought the appearance should be the same. In regard to the monument sign, the owner had planned on painting the framework white rather than black and his client planned to replace the panels. Mr. Coulter asked Mrs. Bitar if the sign on the awning was within size restrictions and Mrs. Bitar said she did not have the exact measurement, but she felt the text would be too large in addition to the freestanding sign. She explained they are only allowed 100 square feet total, so 60 of that can be for the freestanding sign. The lettering might need to be smaller to meet the requirements. Mr. Lowe said he understood, and the lettering would be proportionally reduced to meet the requirement. Mr. Foust asked if there was an agreement for a matte or a flat finish for the main sign and Mr. Lowe said yes. Mr. Foust asked if the entire sign box should be white or black. Mr. Hofmann and Mrs. Holcombe both felt black would be more appropriate. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

**Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY BANNY KHAM OF BLOSSOM BEAUTY BAR, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND FREESTANDING SIGNS AT 559 HIGH ST. AS PER CASE NO. AR 10-2020, DRAWINGS NO. AR 10-2020, DATED JANUARY 31, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED THAT THE GRAPHICS FALL WITHIN THE REQUIRED SPECIFICATIONS FOR SIGNAGE WITHIN THE CITY GUIDELINE, AND THAT THE FREESTANDING SIGN BASE BE PAINTED BLACK.**

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

3. Exterior Door Change – **46 W. North St.** (Residential Designed Solutions, Inc./Hughes) **AR 11-2020** (Amendment to AR 96-19)

Mrs. Bitar reviewed the following from the staff memo:

## **Findings of fact & Conclusions**

### **Background & Request:**

This house was constructed in 1951 and is Colonial Revival Influence in style per the Worthington Historic District nomination. The house has 1 ½ stories with a gable running east and west and is just over 1200 square feet in area. The previous owner replaced most of the windows in 2016 and gained approval to replace the garage door but sold the house before doing the replacement. The new owner gained approval to add onto and renovate the house, and replace the garage, at the July 11, 2019 meeting. The main gable of the existing house was not supposed to change with that request, but in October of 2019 the applicant got approval to increase the height and pitch of the original roof.

The project is under construction and a change to the front door design is now requested.

### **Project Details:**

1. The existing door has 3 staggered lights near the top and is green in color. Proposed in the previous version was a door with 4 vertical panels.
2. Now proposed is a fiberglass door with 3 clear glass lights at the top and 2 vertical panels below. The color would be Fruitwood - Medium.

### **Land Use Plans:**

#### **Worthington Design Guidelines and Architectural District Ordinance**

Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Generally, ornate doors are not appropriate for simple house forms. Design and materials should be traditional, and compatible with the existing structure.

### **Recommendation:**

Staff recommended approval of this application. Although the existing door had character, it would not likely be considered historic. The door being proposed seemed to complement the style of the house better than the originally proposed 4 panel door.

### **Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Domenic Luppino, representing Residential Design Solutions, 7844 Flint Rd., Columbus, Ohio came forward. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

### **Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY RESIDENTIAL DESIGNED SOLUTIONS, INC. ON BEHALF OF KAREN F. HUGHES TO MODIFY CERTIFICATE OF APPROPRIATENESS NO. AR 96-19 WITH A CHANGE TO THE FRONT DOOR AT 46 W. NORTH ST. AS PER CASE NO. AR 11-2020, DRAWINGS NO. AR 11-2020, DATED JANUARY 31, 2020, BE**

**APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

4. Modifications to Previously Approved Wall Sign – **2285 W. Dublin-Granville Rd., Suite 121** (Signcom, Inc./Move Fitness Studio) **AR 12-2020** (Amendment to AR 07-2020)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request**

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Final approval was given for Linworth Crossing in 2015, and Sign Criteria were developed and approved in 2016 (see Land Use Plans below). Inclusion of a logo as part of a tenant wall sign requires approval from the ARB.

Move Fitness Studio was approved for a sign with a logo at the last meeting, but the owner intended to install the sign in different colors than were proposed. The sign design would be as approved, but purple and a medium cyan are proposed. Because neither color matches the sign criteria, additional ARB approval is needed. The new colors are shown in bold.

**Project Details:**

1. A 24” high **purple** round logo with “Move” lettering is proposed. To the right side, 5.12” high “FITNESS” lettering in **PMS #3125 Blue**, and 4” **purple** “STUDIO” lettering are proposed.
2. Sign area would be 17.75 square feet.
3. The characters are proposed as 1 ½” thick and would be stud mounted to the sign band.

**Land Use Plans:**

**Linworth Crossing Development Plan**

Approved Sign Criteria per the Development Plan:

- This tenant space is permitted up to 28 square feet of sign area.
- Maximum character height is 24”.
- Black gooseneck LED lights are above all signs.
- All signs will consist of 1 ½” thick non-illuminated dimensional letters and logos, centered in the sign band area. The font style can vary.
- The proposed color palette for the signs is red (PMS #7621); blue (PMS #541); green (PMS #561); and PMS Black C.
- Proposed logos must be approved by the ARB.

**Recommendation:**

Because purple and pink were approved at the west end of this building, the proposed sign would not be out of character.

**Discussion:**

Mr. Coulter asked if the applicant was present. Mr. Dustin Carson, 2285 W. Dublin-Granville Rd., Worthington, Ohio. Mr. Carson said he was originally received approval from the landlord, but then inadvertently sent in the wrong colors. Board members had no questions or concerns. Mr. Coulter asked if there was anyone present that wanted to speak for or against this application, but no one came forward.

**Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY SIGNCOM INC. ON BEHALF OF MOVE FITNESS STUDIO TO AMEND CERTIFICATE OF APPROPRIATENESS AR 07-2020 BY CHANGING THE COLORS FOR THE PROPOSED WALL SIGN AT 2285 W. DUBLIN-GRANVILLE RD. , SUITE 121, AS PER CASE NO. AR 12-2020, DRAWINGS NO. AR 12-2020, DATED JANUARY 31, 2020 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**C. Architecture Review Board – Unfinished**

- 1. Hotel Change – **121 W. Wilson Bridge Rd.** (The Witness Group) **AR 105-19** (Amendment to AR 32-18, formerly 7007 N. High St.)

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**D. Municipal Planning Commission – Unfinished**

- 1. Planned Unit Development Modification
  - a. Hotel Changes – **121 W. Wilson Bridge Rd.** (The Witness Group) **PUD 01-18M** (formerly 7007 N. High St.)

Mrs. Bitar reviewed the following from the staff memo:

**Findings of Fact & Conclusions**

**Background & Request:**

The hotel site of the Worthington Gateway Planned Use District (PUD) is a 2.033-acre parcel abutting Caren Ave. and single family lots to the south, and Lot 1 of the Worthington Gateway

Subdivision on the north, west and east sides. The PUD is for the entire site so access is unchanged from the previous approval.

A request for approval of a Tru hotel instead of the previously approved Hampton Inn was initially heard on December 12, 2019 and tabled after discussion. The ARB and MPC did not feel the design fit in with Worthington architecture. A different design is now included with this submittal to the Architectural Review Board and the Municipal Planning Commission. New information is included in **bold** below.

**Project Details:**

1. Site Plan and Landscaping:

- The Tru hotel building would have a smaller footprint (**220.88'** wide and **61.3'** deep) than the previously approved hotel (308' wide and 85.33' deep). While the previous hotel was proposed 76.61' from the south property line and 234.20' from the west property line, the Tru would be **90.81'** from the south property line and **328.19'** from the west property line.
- Main access to the hotel is proposed from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main check-in entrance is shown on the north side of the building.
- The plan shows additional green space north and west of the building and some parking spaces have been added to the west.
- The dumpster enclosure that was west of the hotel is now shown further east but on the south side of the parking lot, south and west of the hotel.
- Traffic, storm water and utility considerations were addressed with the PUD application **but need to be updated and then approved by the City Engineer.**
- A modified landscape plan is included showing plantings around the revised building footprint.

2. Architecture:

- A four-story building with a flat roof is proposed for the Tru hotel. With the smaller footprint, there is no longer a need to accommodate the change in grade with a partial lower level.
- This hotel would have **108** rooms versus the Hampton which was proposed with 111 rooms.
- **The building is now designed to resemble an early 20<sup>th</sup> century warehouse/ manufacturing building that was converted into a hotel. The basic form is rectangular, with the first 3 floors proposed with a tan brick and the fourth floor and center component of the building to be a dark gray brick. The center section would also have slate shingles between the windows. At the east end recessed brick areas to mimic bricked-in windows are proposed. Examples of buildings and building elements that inspired the design are included in the packet.**
- **Blue, purple, indigo, lime and yellow glazed bricks are proposed in different patterns in three vertical sections between windows in the center part of the building. Samples of the material will be shown at the meeting and a photo is included in the packet.**

- Blue metal canopies are shown **above the north and south entrances. Suspended grays canopies would be above the east and west doors.**
  - Bronze aluminum windows and doors are proposed **and would be framed with recessed brick. The first floor windows are designed as storefront style windows with transoms at the top and panels at the bottom. Canopies are proposed above the windows in the center section. The entrances are glass with framing that may complement the windows, but particularly on the south side the proportions do not seem to match. For the second and third floors at both ends of the building, pairs of windows in an 8 over 2 pattern are proposed. The middle sections would have pairs of 20 light windows. On the top floor, double sets of 16 light windows are proposed. Cut sheets are needed.**
3. A lighting plan is shown, including proposed site lighting. **No building lighting is shown.**
  4. Details would be needed for the 2 wall signs shown at the northeast and **southeast** corners of the building. **Halo lighting for those signs has been discussed.**
  5. **Air conditioning vents in dark bronze are shown below each window.**
  6. Mechanical units **would be on the roof behind the parapets.**

### **Worthington Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. 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.
3. 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. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
5. 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.
6. 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.

7. Ornamentation: Use ornamentation sparingly in new developments. 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.
8. 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.
9. 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.
10. Sustainability: 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. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

#### PUD Development Text:

1. Uses:
  - Offices - minimum amount - 18,000 square feet
  - Hotels
  - Restaurants
  - Sale of goods at retail - limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
  - Breweries, Distilleries and Wineries
  - Personal services

- Accessory uses
- Banks, Drive-in banks
- Pet shops
- Arts and crafts
- Entertainment facilities
- Recreational facilities
- Public uses
- Essential services

2. Design Regulations

a. Character

The owner is proposing the redevelopment of the site with a mix of uses as the Hotel has been demolished. There are five (5) buildings proposed for the existing Holiday Inn site located at southwest corner of North High Street and West Wilson Bridge Road. The vacant lot located at the corner of Caren Avenue and North High Street will be separately submitted to the Architectural Review Board and the Board of Zoning Appeals for all necessary approvals under the Worthington Zoning Code. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 and #2 are single story, Buildings #3 and #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole. The elevations of the five (5) buildings are contained in this application as they have been reviewed and approved by the Architectural Review Board.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern corner of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract Coverage

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review

- process.
- d. Lighting  
A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.
  - e. Graphic/Signage  
The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.
  - f. Traffic & Parking  
Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan. A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.
  - g. Parking  
The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.
3. General Requirements
    - a. Environmental
      - Stormwater Drainage  
Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.
      - Utilities and Facilities  
The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.
    - b. Natural Features  
The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.
    - c. Public Area Payments  
The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the

propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

d. Public Space Amenities:

- Public Right-of-Way dedication
- Decorative Street lighting
- Bike Parking (4 total) for each building
- New Pedestrian sidewalks
- Wilson Bridge Road intersection improvements
- Plaza / Meeting area
- Bio-Retention areas
- New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
- Street trees (along the rights-of-way)  
Paver parking and maneuvering areas
- Upgraded Landscaping
- Decorative retaining walls
- Patio areas (8 total)
- New green lawn area along Wilson Bridge Road
- Decorative planting areas along entry ways to site along Wilson Bridge Road
- Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

- A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:
1. Minor adjustments in lot lines provided no additional lots are created;
  2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
  3. Minor adjustments in Building height;
  4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
  5. Minor modifications of landscaping, including substitution of materials.
- B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.
1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
  2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

**Staff Analysis:**

1. A hotel is still an appropriate use for this site.
2. Traffic, parking and storm water would remain relatively unchanged with the reduced size of the building. **Approval of these applications would be subject to engineering approval by the City Engineer.**
3. **Additional information is needed for Fire Department access, hydrant placement, and fire flow on the entire site.**
4. **The proposed design is now more traditional than the last submittal. Revisions such as adding the bricked-in window look to west end and modifying the fenestration for the south entrance should be considered**
5. **Although not the same as the rest of the site, the modified design should fit in better with the PUD and the District.**

**Recommendation:**

Staff recommended approval of these applications once the ARB and MPC are satisfied with the design details.

**Discussion:**

Mr. Coulter explained the Board received numerous letters via email and that they appreciated the input. He explained the Board is not judging the brand and that is not part of their purview, nor do they look at the interior finishes or the price point of what the rooms will be going for. He said their job is to look at the architecture, and how it fits on the site and that is what they would like to focus on for the discussions. Mr. Coulter asked if the applicant was present.

Mr. Dan Barney, representing Arkinetics Architects, 3723 Pearl Rd., Cleveland, Ohio, said the Tru Brand is a very modern contemporary building and the challenge of the design has been how to come up with a way to fit in with the fabric of the community and satisfies Hilton, so there has to be a compromise in the design and what they can marry together. Mr. Barney gave an overview presentation of what the building would look like, as well as the colors and materials that would be used. He said they did some research on turn of the century buildings such as how the windows were treated, and the detailing, and how the ground level is different than the upper floors. The first floor would have a larger store front presence. The upper level would have a limestone band to separate the upper floor from the rest of the floors. Mr. Barney said they would be using 100% brick, and other timeless materials, including the slate piece which is a way to take an old product and using that product in a more contemporary fashion. He said they received feedback that the building really needed to be designed on all fronts and they tried to address that by paying attention to the ends of the building on the High Street side with faux brick infill to give some definition. Mrs. Bitar asked why that brick treatment was not on the west end and Mr. Barney said it could be there also.

Mr. Barney spoke of the south entrance window and door design, saying there would be seating inside that wall. He was certain they could come up with something to create more harmony. Mrs. Bitar suggested they carry over some of the window and door treatments.

Mr. Reis said the proposal was a big improvement from what they had seen previously, thinking most of the Board's concerns with respect to making the hotel look more suitable for Worthington had been addressed. He said he liked the vertical color strips and thought that gave the hotel a

little pizzazz. Mr. Reis felt it would be helpful, as was suggested, to have the same kind of inset areas on the west as the east. Mr. Coulter reiterated the window treatment should carry to the south entrance area.

Mr. Schuster agreed the applicant had made changes to make the hotel look significantly better. He asked Mrs. Bitar if there were requirements for the number of colors on logos and Mrs. Bitar responded that signs could have four colors. Mr. Schuster felt the 5 color strips on the building could be considered a logo and Mr. Barney thought they were more of a design element which is part of the hotel's brand.

Mr. Coulter asked about deliveries and Ohm Patel, 600 Enterprise Dr., Lewis Center, Ohio, said usual hotel deliveries come from box trucks in the mornings when there is low occupancy, but most major equipment would come in through the front door. He said there would not be anything that large that would not fit through the double doors on the front of the building. Mr. Coulter asked if there would be an emergency generator for the building. Mr. Barney said no, a generator was not required by Code. Mr. Coulter asked if there was anyone present that wanted to speak for or against this application.

Heather Monroe, 135 Greenglade Ave., Worthington, Ohio, asked if that was an actual entrance shown on the south side of the building and if that was there previously. Mr. Patel said there would be a lot of parking on the south side of the hotel so they put up a small cover for people that would be carrying their bags in. The south entrance would mainly be the back entrance for those people that want to park in the back, and that entrance was shown on the original drawings. The back entrance would be key card access only.

Jane Rosandich, 140 Caren Ave., Worthington, Ohio, asked if there were any renderings showing the hotel with the other buildings behind it so you could see through to Wilson Bridge Road. Mr. Patel said no.

**ARB Motion:**

Mr. Reis moved:

**THAT THE REQUEST BY THE WITNESS GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW HOTEL AT 121 W. WILSON BRIDGE RD., AS PER CASE NO. AR 105-19, DRAWINGS NO. AR 105-19, DATED FEBRUARY 3, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING AND AMENDED:**

- **THAT THE WEST ELEVATION MIMIC THE EAST ELEVATION WITH RESPECT TO THE BRICK INDENTS;**
- **THAT THE SOUTH ELEVATION ENTRANCES REFLECT THE SAME DETAIL ABOVE THE WINDOWS TO THE LEFT OF THE ENTRANCES.**

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

Mrs. Bitar said initially the hotel was treated as an amendment to the PUD because the design did not keep the character of the rest of the site. With this design the architecture is much closer so staff feels the Commission can approve the amendment. Mr. Patel said they did speak with Hilton and Hilton approved this design as well. He said the fact that they had tied in Hilton throughout the process and worked with Mr. Hofmann and Mr. Foust that really helped. Mr. Patel thanked everyone for their time, and said they were actively working on the site now. He said it was a tough road getting to the final design, but he believed Hilton was stoked about the way the hotel is going to look. This will push the boundaries for the brand and set an example for other municipalities. Mr. Coulter asked Mrs. Bitar if any variances were needed and she said no, but the signage would need to come back to the Architectural Review Board.

**MPC Motion:**

Mr. Foust moved:

**THAT THE REQUEST BY THE WITNESS GROUP TO MODIFY PUD 01-18 WITH CHANGES TO THE PROPOSED HOTEL AT 141 W. WILSON BRIDGE RD. AS PER CASE NO. PUD 01-18M, DRAWINGS NO. PUD 01-18M, DATED FEBRUARY 3, 2020, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS, AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

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

**E. Other**

Mr. Brown reminded the Board members that City Council would be hearing the proposal for Stafford Village the following Tuesday, on February 18, 2020.

**F. Adjournment**

Mr. Hofmann moved to adjourn the meeting, and Mr. Foust seconded the motion. All Board members voted, "Aye," and the meeting adjourned at 7:54 p.m.