



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
April 25, 2019

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; Amy Lloyd; and Richard Schuster. Also present were Scott Myers, Worthington City Council Representative to the Municipal Planning Commission; Lee Brown, Director of Planning and Building; Lynda Bitar, Planning Coordinator, and Clerk of the Municipal Planning Commission.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the April 11, 2019 meeting

Mr. Reis moved to approve the minutes, and Mr. Hofmann seconded the motion. All Board members voted, “Aye,” and the minutes were approved.

4. Affirmation of witnesses

B. Architecture Review Board – Unfinished

1. Installation of Modular Classrooms – **885 Evening St.** (EMOD LLC/Evening Street Elementary) **AR 24-19**

Mr. Coulter recused himself from hearing the application because he is currently involved with Worthington School projects.

Mrs. Bitar reviewed the following from the staff memo:

Findings of fact & Conclusions

Background & Request:

Worthington Schools has been evaluating its facilities and has begun making changes to upgrade facilities and accommodate enrollment numbers. Some of the solutions involve permanent

changes such as construction of additions, and other situations warrant temporary solutions. In order to accommodate increasing enrollment at Evening Street Elementary, the applicant is proposing modular classrooms. The time period for use is not known at this point, but the lease would be for 4-years.

This request was considered at the March 28th ARB meeting and tabled with requests for further review of placement and materials.

Project Details:

1. Site details:

- A single building is proposed south of the school in a portion of the blacktop. The building would be ~102' from the Evening St. property line. **The applicant would like the location to stay as was previously proposed for the safety of the students, citing proximity to the school and playground monitoring as concerns.**
- A connection to the south door would be made with a canopy covered walkway that would allow for pedestrian and bike access along the south side of the school as there is now.
- Removal of the existing storage building and chain link fence near Evening Street is proposed.
- A planting plan is with the application and includes a mix of Spruce Trees, a Maple, an Oak, Red Buds, and Dogwoods. The vegetation is concentrated east of the building to help with screening. **A revised landscaping plan has been submitted showing additional Norway Spruce trees in the area between the modular unit and Evening Street.**

2. Building details:

- Six classrooms and two restrooms would be part of the modular building.
- The 70' wide x 98' long structure is proposed to be finished with **hardiepanel stucco panels** that would extend to the ground. **The applicant has proposed a few color options for the Board to discuss. Options 1 & 2 would include trim around the windows and condensing units to mimic the look of the existing Evening Street Elementary School building, having a darker gray background and lighter gray trim to match the coping on the existing school. Both would have the doors painted blue to match the front door of the school.**
 - **Option 1 would have color above and below the windows to match the aqua/turquoise/teal tiles located below the windows on the existing school.**
 - **Option #2 would have those panels painted light gray.**
 - **Option #3 leaves the entire building a solid light gray color.**
- **The gutters and downspouts would match the background for all three options.**
- Steps are proposed on the south side and a ramp would be on the north side with a metal roof and rail. The skirting **would be painted to match.**
- A metal canopy system with metal columns would connect from the modular building to the south door of the school.
- Wall packs are proposed above both doors and **would be full cutoff style fixtures.**

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use simple door and trim designs compatible with both the building and with adjacent and nearby development. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff recommended approval of this application with the following conditions:

- The proposed trim and mix of colors would allow this building to be more complementary to the existing school.
- Additional evergreen trees should help soften the look of the building.
- Re-evaluation of enrollment numbers and options for accommodating students would be expected in the future. **An application to extend approval of this building should be required prior to the expiration of the lease in four years.**

Although temporary structures are not typically desired, staff understands the need in this situation and would like the building to look as good as possible for the time it is in place.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jeff Eble, Director of Business for Worthington Schools, 200 E. Wilson Bridge Rd., Worthington, Ohio, said they would be planting trees that are fairly large trees between 8' and 10' tall at the time of planting. He said they have worked with City Staff to come up with a plan that was acceptable, we are agreeable to any exterior modifications proposed. Mr. Eble said they originally proposed a faux brick for the exterior because they thought that would look nice, but they are willing to change the look to whatever would be acceptable. He explained the school district was not willing to change the position of the modular buildings due to safety concerns for the students. He said if they could attach the structures to the end of the existing building they would, but the Fire Code does not allow them to do that. The modular buildings are meant to be temporary, to be in place for four years and removed as soon as possible.

Mr. Eble said he thought, for the safety of students, the District's position is that they need to be as accessible to the building as they can. He said he knows some of the children have been in the McConnell Arts Center, and they have had kids walk back and forth, but that is a much further distance. Mr. Eble said they did not have a choice to move McConnell and it was not their preference to have the children walking back and forth and they were stuck with that. He said this proposal they had a choice of where they do it and they want the modular buildings to be as close to the school as possible. He said the world has changed since the time they added the students to the McConnell and the world will change in the next four years. Mr. Eble said the Superintendent's feelings are that the modular buildings need to be as close to the school building as possible for ready access to and from the building.

Mr. Eble said if they tried to do it in the middle of the playground in back of the building it splits up the area and makes it very difficult to supervise. All schools live in great fear every time there is recess and kids are on the playground. He said they do their best to monitor and watch what is going on but everyday you read in the papers where there is a non-custodial parent or something

else happens and a kid gets snatched up off a playground. Mr. Eble said they do not want any hidden areas or blind spots. They want to have as much open space as they can to keep an eye on the kids. He said he felt the kids were safe but as the world keeps changing, they think they need to take those kinds of steps. Mr. Eble said he would be happy to answer any questions. Mr. Reis asked if there was anyone present to speak for or against this application.

Ms. Jenna Scholl-Reik, 802 Evening St., Worthington, Ohio, said her home is directly across the street from where the modular buildings would be. Ms. Reik felt the new proposal was not a compromise which was what she asked for four weeks ago. She felt the proposal was the easiest and most affordable plan for the school district and did not feel the plan was neighborhood friendly. Ms. Reik quoted from page 6 of Worthington's Design Guidelines, the Guidelines provide the framework to manage change in a way that would be positive for the entire community. The current plan was not positive for the entire community. She said selfishly, and definitely not great for us. Secondly, she understood that the Board may have to give the school some leeway. Ms. Reik said the school plan does not take into account anything outlined in Worthington Design Guidelines. She said allowing the plan to be approved, as it is today, is not giving leeway, it is completely ignoring the Guidelines. The plan will not better the neighborhood in any way and incredibly frustrating for her because there are many other options available for this property.

Ms. Reik next quoted from page 5 of Worthington's Design Guidelines, the ARB is there to preserve and protect property, promote the stability of property values. They protect real estate from impairment or destruction of value for the general community welfare and said she relied on the Architectural Review Board (ARB) to protect her significant investment in real estate and the investments that her neighbors have made.

She continued to say that she did not think the units would be removed within four years because new levies will have to be passed and new schools would have to be built. Ms. Reik said no one on the Board, nor anyone in the room would want to own property that looked out at the proposed plan or listen to their heating and air conditioning units for the next four, six, eight or ten years. She said they are still looking for a compromise and that is why they attended the meeting. Per page 98, of Worthington's Design Guidelines, on Commercial and Institutional additions, generally an addition should be located as far as possible to the rear of the original building and that is not the case with the current plan.

Mr. John Reik, 802 Evening St., Worthington, Ohio, thanked the ARB and School Board for listening to their concerns. He said he has two young children that would one day be attending Evening Street Elementary School, and they are pro schools. He said he was not arguing the modular units should be allowed. He understood the need for the buildings. He said they left the meeting four weeks ago hoping to find a compromise on the location of the units however, they felt the school had not done anything except add a couple of trees. Mr. Reik said all they were asking for was a compromise on the location of the modular units so they would not negatively impact the value of their home and their neighborhood which they are so deeply invested.

Mr. Seth Kramer, 806 Evening St., Worthington, Ohio, made a slide presentation to show to the Board members. He felt as neighbors it was important to find a compromise. Mr. Kramer said everyone agreed with the safety issue concerning the children, but not to forget the fact for the past

five years, the kindergarteners have walked across from the McConnel Arts Center, across the high school access road, along the back of the tennis courts to get to Evening Street Elementary School. He felt the safety concern for the children walking should have been addressed years ago. Mr. Kramer said he and his wife have lived across from the black topped area for the past twenty-eight years and they have enjoyed watching the kids play. From the displayed photographs, he said children hide behind the shed. He said he rarely saw anyone watching the children but felt they were safe behind the fence. He liked the fence, thought the fence was great because it gave the kids some freedom. Mr. Kramer said what bothered him was a letter from the School Board to the City Manager about adding six modular classrooms needed for the next two years and now the proposal is up to eight classrooms for four years and he felt the proposal kept changing as it was moving along. Mr. Kramer felt the modular classrooms would be better behind the field or behind the school where the buildings would be less intrusive and would meet the needs for school safety as well as address the needs of the neighbors and would only slightly bend the rules for the Design Guidelines. Mr. Kramer said the trailers were shown sitting forward on the property but eliminating the tree line which is currently visible. The proposed buildings also have four HVAC units on the east and west sides which would create constant noise, and the units are dual use, so the units would be constantly running. Mr. Kramer said the inside faces them on Evening Street. He said while the proposed landscaping may mitigate some of the noise, the HVAC units were positioned per half of the trailer which was about eight to fourteen feet above ground level. He said the northern spruces would grow slowly and would not provide adequate screening. Mr. Kramer suggested using arborvitae to help fill the gaps and create a better screen because noise would be a constant issue. He asked that Worthington's Design Guidelines be followed as mentioned by Ms. Reik earlier but understood there needs to be some flexibility. He said coming back after four weeks from the last meeting and finding out there was not going to be any changes was disappointing. He said he also did not appreciate the nasty comments from some of the school's supporters that had filtered back to him. Mr. Kramer said he was not against having the units, but the modular units do nothing to help protect their home values and would be disturbing in terms of the noise. Mr. Kramer shared his slide presentation with the Board members which suggested moving the HVAC units to mitigate the noise. Mr. Kramer said he would like to see trees that are as tall as the trailers. He told the Board members he appreciated their time for listening because this was a very important issue for them.

Ms. Karen Broehl, 511 Oxford Ct., Worthington, Ohio, said she was in support of the modular units and she would also like some compromise. Ms. Broehl said she liked Mr. Kramer's idea about the arborvitae. She also said she wanted to make sure the School Board is held accountable and not let the modular buildings stay beyond the four-year time limit. She heard there would be a school levy coming up and that the high school needed to be worked on. She was also concerned with four times as many children walking back and forth from the McConnell Arts Center and felt that presented a major safety issue. Ms. Broehl said she has owned two properties in Worthington including a property near another school and she understood what goes along with buying a property near a school. She gets parking in front of her house and fire hydrants and cannot get through her street, and so when you live near a school in Worthington you get different issues. She said the school district is also trying to bring money into the district and if this project doesn't go through one way or another it will affect the property values and will affect anyone that will go to school there. She said she lived across from the school but her children could not go there, so they had to walk a mile and a half everyday and you can be bussed to any school in Worthington.

She said her children were some of the first students to attend school at the McConnell Arts Center and she has had two more children since then, and she loves the kids attending the McConnell Arts Center, but when there were only two classes. She thought screening with trees would be a lot better to look at than a parking lot.

Ms. Amy Sumner, 870 Oxford St., Worthington, Ohio, said she wanted to support the school's efforts because she has had three children that attended Evening Street Elementary School. Ms. Sumner said several parents have been volunteering to assist the children walking back and forth from the school. She asked the Board to imagine a Kindergarten teacher walking 26 children back and forth all the time and told them even with two parents volunteering to help walk the children could be challenging if the buildings were not close together. Ms. Sumner said she lived in the area where Evening Street Elementary School is located and she saw children enjoying the playground and play equipment, and if those had to be moved would just cost the schools even more money. Ms. Sumner said she moved to Worthington three years ago not even knowing that a full day option could not happen even though people wanted it because there were at the McConnell Arts Center location. This would give an opportunity to working parents for their children to have a full day school option which does not exist right now.

Mr. Schuster said what is difficult his perspective is this is not something that if we have a choice we would even have to address but the fact is Worthington is a great place to live and many people want to move to Worthington. He said it would be difficult to be able to tell what the enrollment would be from year to year and building a school is a long process, and enrollment has increased to the point where they need to do something. There is not an option to build a new school right away. There is a process to that and we are faced with a situation where we are forced into this and he agreed that the safety of the children comes first. God forbid something should happen to one child because we said we wanted to have this somewhere else. He said if there is a provision in the approval, then the school would have to come back and ask for permission to have the modular buildings stay longer and at least they could push then for an alternative. Mr. Schuster said they are in a tough spot and there are some considerations that need to be made and one of the most important considerations to be made is the safety of the kids.

Mrs. Holcombe said she agreed with Mr. Schuster the safety of the children was very important. She said she did not like chain link style of fences, but the fence is a safety feature to keep the children safe and she wanted to make sure the fence stayed in place, along with landscaping. The fence will keep children from running out in front of a car. Mrs. Holcombe said she understood the noise issue with the air conditioning system because she can hear the air conditioners from the church near her house, but she felt the modular buildings should stay where they are proposed because she agreed with the safety issue. Mr. Reis said baffles could possibly be used on the air conditioning system to quiet the noise if there is a noise issue. Mrs. Lloyd asked if the School Board considered turning the buildings around 90 degrees. Mr. Eble said he wanted to clarify there would be six classrooms and two restrooms, not eight classrooms. He said the School Board wanted to have the buildings as close as they could to the main building to minimize any issues. Mrs. Lloyd said she understood the site logistics but if the building moved 90 degrees the buildings would still be in the same location. Mr. Eble said if the modular buildings were turned around it would create an area where there would not be direct site lines to see the children. Mr. Eble said he has no latitude with relocating the buildings. Some folks would say it does not matter if it was

further away or closer but the Superintendent felt very strongly that if anything happened to one child that he would be the one responsible. The Superintendent is not willing to move the units twice as far away or half as far away, he wants the units to be as close as possible to the building. Mrs. Lloyd said her second question concerned children playing in the front area and the fence that Mrs. Holcombe mentioned. She asked if the fence would stay. Mr. Eble said he believed the children would be contained inside portion by the modular. The play area is to be as open as possible to be visible for the teachers.

Mr. Reis said he felt it was important to look to the School Board for what is right for the kids, and what is good for circulation between the main building and the modular. He felt option #2 was much better than what he saw before.

Mr. Hofmann asked Mr. Myers for his comments. Mr. Myers said this is difficult for everyone but the one thing he had not heard, but what he would like to hear a discussion on concerned a couple of different artistic approaches regarding what would be done here, solid or painted panels but the City and the school have always had a symbiotic and close relationship and work closely together on a lot of different issues. He said he was telling Mr. Foust earlier that Lou Briggs told him before he was on City Council that until you have held both an elected and an appointed position that you do not appreciate the difference between the two, but once you have, you would appreciate the difference between the two. Mr. Myers continued to say they tend to look at architecture as one component of a much larger puzzle and Council relies on the ARB to take care of the architectural part of that puzzle for them. He said it has always been his position as a Council member that the ARB are appointed experts and he should support them in whatever decision that they make. Mr. Myers said there were a lot of other issues at play, but he was counting on the ARB to resolve the architectural issues for Council.

Mrs. Holcombe said she preferred the more subdued look, option number #2.

Mr. Hofmann said he was frustrated with the position of the buildings, but he was completely in favor of safety and understood the safety issues. He said he walked the area but even if the modular units were moved in the back, which would offer better site lines, it would be about 75% closer than it was before, but it would not be right next to the building. From his opinion, he felt moving the modular units back would offer better site lines to the playground. He said if he was hired by the schools for his opinion, he would suggest moving the units back a little not only for the safety of the children but as a compromise with the neighbors, but his understanding is that the Superintendent's position is not negotiable. Mr. Hofmann said there was not anything architecturally great about the modular buildings, but he thought some added detail with the proposed options was helping with trim lines, etc. I am struggling less with architecture vs. the location. Additional screening helps.

Mr. Reis said he would add to what had already been said and that they need to look to the school as the experts as to what is right for the kids, what is right for their safety, what is right for circulation and option #2 is a bigger improvement than what the Board saw before. Mr. Reis said he recently attended an event put on by the city, and the guest speaker was from the City of Columbus who spoke about Worthington, and the important components of Worthington. He spoke about how great the schools were and how important they are to the community and the

kids. Mr. Reis said in his opinion, they need to rely on the judgement of the School Board for schooling, school buildings and the protection of kids. He realized the neighbors have expressed their opinions about the rules and regulations the ARB is supposed to follow but the schools are so important to the community, and this to be a short-term project. Four years would go by like four months. He said in six months, people would drive down Evening Street and not even realize the buildings are there. Mr. Reis said he was in favor of the project.

Mr. Foust said he wanted to go on record stating the ARB was charged with looking at architectural concepts which puts them at odds with developers in the community. He said from an architectural standpoint, the project did not do anything to enhance the village like character of the community nor did the project support the ARB's architectural goals for the historic district or old Worthington. Mr. Foust said he had some discussions with City Staff, and he was told the School Board had been as cooperative as possible trying to come up with alternative options and results. The schools also have some restrictions regarding timing and finances which makes the application a little different than some things the Board might otherwise see for a commercial or institutional proposal. He said if there were any no votes on the Board this evening they would probably represent the concerns about the architecture and the concerns the neighbors had expressed

Mr. Kramer asked if the air conditioning units could be placed on the backside of the buildings. He also asked the Board to put into their motion that the landscaping needs to be the height of the buildings.

Mr. Eble said they were amenable to anything the Board would like to see done with the landscaping. He said they could look to see what could be done with the air conditioning units such as baffling, but each unit is dedicated to each room and that might be difficult to do. He said as a buffer to keep the children safe they would also keep the fence. Mr. Eble said he wanted to be on record, and make sure was very clear, there has been tremendous apprehension about how long the units would be in place, and the reason they selected four years was because at three years out they plan to be on the ballot for a bond issue again. Part of that would be devoted to Thomas Worthington High School and part of that would be devoted to the elementary school buildings. At that point they would be looking at additions to buildings or the slowing down of enrollment which would eliminate the need for the modular buildings. He said they seriously looked at doing modules four years ago, but they decided to move the sixth grade to KMS to help avoid overcrowding. This coming year will be the largest enrollment of kindergartners in the history of Worthington's schools. He said their goal is for the modular buildings to be gone in four years, but he could not make that a promise.

Mr. Reis said they were all attune to the architecture of the City of Worthington but this is a temporary thing and they are not approving something that would be in place forever, and though it might not meet all the standards of the ARB, he believed the should proceed with the proposal. Mr. Hofmann said he would like to see the air conditioning units placed behind the buildings and put that in the motion.

Mr. Michael Chrisman, 2245 Ridge Rd., Hinckley, Ohio 44233, said he was the contractor for the project. He said regarding the air conditioning units, the units were already constructed, they are not new, and each unit has its own air conditioner, including the bathrooms, which allows the

teachers to have independent control of the space. It also allows them to use half of the classroom. Mr. Schuster asked if the units could be baffled, and Mr. Chrisman said they had not had that issue yet, but he would check to see if that was possible. He said they could put up screening panels that look like the walls which would also help the noise issue. Mr. Chrisman said the units would not be used in the summertime, but the system could be adjusted by hooking up a humidistat control so that would cycle the air conditioning to come on when the humidity went up which would be a cost savings to the district.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY EMOD LLC ON BEHALF OF WORTHINGTON SCHOOLS FOR A CERTIFICATE OF APPROPRIATENESS TO PLACE MODULAR CLASSROOMS FOR EVENING STREET ELEMENTARY SCHOOL AT 885 EVENING ST., AS PER CASE NO. AR 24-19, DRAWINGS NO. AR 24-19, DATED APRIL 15, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS:

- **DESIGN TO MATCH OPTION # 2**
- **RETURN TO ARB WITHIN 4-YEARS IF APPROVED EXTENSION IS NEEDED;**
- **RETAIN THE CHAIN LINK FENCE;**
- **USE OF A HUMIDISTAT CONTROL AND SCREEN WALL, OR BAFFLES IF NOISE IS AN ISSUE;**
- **FINAL LANDSCAPING PLAN TO BE APPROVED BY STAFF;**

Seconded by Mrs. Lloyd. Mrs. Bitar called the roll. Mr. Reis, aye; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, nay; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

C. Architecture Review Board – New

1. Additions, Renovations & Garage – 44 W. Granville Rd. (James Ash) AR 32-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

This house is a Colonial Revival style that was built in 1924 and is a contributing building in the Worthington Historic District. This property is 111’ wide and extends only 67’ deep. The lot is approximately 7,456 sq. ft. in size. The lot was reconfigured along with 64 W. Granville Rd. by the Worthington Presbyterian Church in 1990 when the church did an expansion. At the time of the lot reconfiguration, there was an easement placed on the plat for the curb cut and access to the driveway for the property at 64 W. Granville Rd. The only access to these two lots is to be from W. Granville Rd. by the existing curb cut. No other access is to be made. The church sold the

properties in 1992. The existing home is 1,605 sq. ft. in size. The new owner would like to extensively remodel the existing home while adding two additions that would be completed in two phases.

Project Details:

1. The first phase would be the addition of an 807 sq. ft. attached two car garage with an 567 sq. ft. master bedroom and bath above on the west side of the house in the location of the current parking pad.
2. The second phase would be on the northeast side of the house to expand the kitchen area by 354 sq. ft. and expand the bedroom space above by 307 sq. ft. This would also include the removal and rebuilding of the current side porch with similar architectural features as the original windows. There would also be a permeable paver patio accessed from this addition.
3. The proposed additions would have similarly sloped gables and a combination of roof styles on the rear side. It would be helpful to have building elevations in addition to the renderings. It appears the gable returns would have asphalt shingles, but the existing are just wood. New siding would be either wood or composite clapboard painted white to match the existing house. The roofing material would also match the existing architectural shingles, which may be a weathered wood color.
4. New Pella Architectural Series aluminum clad wood windows are proposed for the entire house, replacing the original wood windows. The drawings seem to show that some of the window sizes would increase, and the proportions of the "lights" would vary. Exterior muntins are proposed on the front elevation, and the other sides would have grids between the glass.
5. The front door is not proposed for replacement. New patio doors are proposed on the east side.
6. Lighting for the front main entrance will remain, unless it is found to be unsafe. If unsafe the applicant will need to come back to the Board for approval. Lighting for the east side patio area has not been submitted at this time. Board approval will be needed. No lighting has been proposed by the patio door (lighting required by Code), garage doors or the man-door to the garage. If lighting is proposed, it will need to come back to the Board for approval.
7. Garage doors are proposed as Wayne Dalton raised panel steel with windows in the top row. The side man-door for the garage will be a white Colonial nine lite 2-panel prefinished door.
8. A conceptual landscape plan has been included in your packet; however, a completed landscaping plan has not been submitted at this time.
9. Condensing units are shown on the north side of the home in an area tucked between the garage addition and the kitchen addition. There is an existing 6' wood privacy fence along the northern property line.
10. Pervious red brick pavers are shown for the side patio and the front walkway. The plans show for the removal of the existing sidewalk out to the public sidewalk along W. Granville Rd. A cutsheet is needed.
11. The garage addition is proposed to be 5' from the northern property line while the main house addition is to be 6' from the northern property line. The existing house is approximately 22' from the public right-of-way along W. Granville Road and is only 10'

from the northern property line due to the lot configuration in 1990.

- a. W. Granville Rd. (SR-161) is considered a Regional Thoroughfare with a required setback of 50' from the right-of-way.
 - i. The existing house is approximately 22' from the public right-of-way, which would be 57' from the back of curb of W. Granville Rd.
 - ii. The proposed garage addition and kitchen addition would be in the required front setback. The garage addition would be approximately 32' from the public right-of-way and the kitchen addition would be 48' feet from the public-right-of-way. The lot is only 67' deep, thus making any additions to this home impossible without variances for the front and rear yard setbacks.
 - iii. No additional variances are needed for side yard requirements.
 - b. The applicant has applied to go before the Board of Zoning Appeals on May 2, 2019 for a variance for rear and front yard setback.
 - c. The church was granted a variance in 1992 for the construction of a 20' x 20' detached garage that would be 4' from the northern property line. When the lots were reconfigured by the church in 1990, the desire at the time was to have garages provided for the two houses in the future.
12. There is a large utility easement for the neighbor's sanitary sewer line that was recently discovered on the plat in the northeast corner of the parcel. Half of the paver patio is proposed to be in this easement. Please see site plan. The City does not have a concern with the location of the paver patio; however, the applicant needs to understand that if there is an issue in the future with the neighbor's sanitary sewer line, that they will be responsible for any damage to their own patio and landscaping.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Design and materials should be traditional, and compatible with the existing structure.
- 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: Retention and repair of existing historic windows is always preferable to replacement. Because they usually comprise so much of a building's exterior surface, windows are a major part of its character. Keeping them is one of the most important ways to protect that character. Even non-original windows may be of sufficient age and design quality to warrant their retention. If historic windows are too deteriorated to repair cost effectively and replacement is justified, the preferred option is an in-kind replacement in

the same material and design. This usually means real wood windows with true through-the glass muntins (if appropriate) in dimensions and profiles that duplicate the originals. Window suppliers have become very good at doing such work at reasonable prices, but this still may take some persistence and hunting around. New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles still are important. Be sure that window and door designs are appropriate for the style or time period of the house.

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.

Staff Analysis:

1. The gables with returns on the additions should match the existing house.
2. Original wood windows should be retained if possible. If the condition is such that retention is not possible, the proposed may be acceptable if the sizes and exterior trim remain the same. Exterior muntins should be of a compatible profile to the existing wood, and all simulated divided light windows should be consistent.
3. Clarification is needed on the following items:
 - a. Siding
 - b. Windows
 - c. Brick Pavers
 - d. Lighting
 - e. Landscaping
4. There is an existing curb cut and easement of access for 44 W. Granville Rd. and 64 W. Granville Rd. that is shown on the plat. Clarification is needed on how the proposed addition and current layout will impact the curb cut and access easement. The current curb-cut and driveway does not appear to match with the easement shown on the plat.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. James Ash, 44 W. Granville Rd., Worthington, Ohio, clarified where the driveway and garage would be located. He said the setback to the front of the garage did not impede access to the adjoining lot. Mrs. Bitar explained that the easement would need to be amended between the two property owners if they are both on the same page. Mr. Ash said with respect to the gables and the shed they want to make the house blend in. The returns on the gables were designed for water dispersing. Mr. Ash said if he needed to amend the pitch, he would do so in order to pitch the water away from the house. He washed all the wood windows last fall, but there was not a single pane that was not missing the glazing, the panes were broken and the muntins were degraded in such a fashion that he was not sure how long they would hold up. The windows had air conditioning units and he had to remove bird nests and saw the windows were rotting. The proposed windows would be the same dimensions, same color as the current windows, and any new windows would match the existing windows. Mr. Ash said the external muntins would be something they could check into. He said they would be divided light internally on the double pane glass throughout. Mr. Ash said he would like the siding to be composite or wood like a Hardiplank type of product but apparently Hardiplank does not like mitered edges. Hardiplank only offers a butt joint so Hardiplank is not an option for the structure. Mr. Ash said he would like the pavers to be semipermeable.

Mr. Ash said he was not married to a specific type of lighting, but he has found it difficult to find

a vintage sample that is similar. He said he chose what he thought what would match the existing light.

Mr. Coulter asked Mr. Ash if he would be putting matching shingles on the roof of the garage that would match that of the house, or if he would be re-roofing both the garage and the house. Mr. Ash replied he would be obtaining matching shingles. He said re-roofing the front side of the house would depend on how quickly he could get to phase two of the construction project. Mrs. Bitar asked if the siding would be wood and Mr. Ash replied, "Yes." Mrs. Lloyd asked if the front door would remain the same and Mr. Ash replied, "Yes." Mr. Hofmann said attached garages were not typical of Worthington in time frame when the house was built and asked Mr. Ash if a breezeway could be constructed, adding in a little separation from the house and the garage. Mr. Ash explained there would be living space above the garage and they are trying to maintain the character and set the house up for the next 100 years. Mr. Coulter said he liked the idea of a breezeway however realized that there would not be enough room for one. Mr. Coulter asked if there was anyone present to speak for or against this application.

Mr. David Guntrip, 64 W. Granville Rd., Worthington, Ohio, said he discussed the project with Mr. Ash earlier in the week and he just wanted to make sure that he still had options available. He said he did not have any problems with the architectural design or building materials. Mr. Guntrip felt the design would be a great improvement over what was there now. He wanted to make sure the options were built into the new Easement Agreement. Mr. Brown and Mr. Foust briefly discussed the parking lot agreement with the church and how the church previously owned both houses at 44 and 64 W. Granville Rd. Mr. Brown stated that the lots were reconfigured in 1990 and only permitted one access point to W. Granville Rd. with a cross access and parking agreement between the two lots. This was a result of the church expansion, and then BZA approved variances for garages to be located 4' from the property line for 44 W. Granville Rd. and 64 W. Granville Rd.

Motion:

Mr. Hofmann moved:

THAT THE REQUEST BY JAMES ASH FOR A CERTIFICATE OF APPROPRIATENESS FOR ADDITIONS, RENOVATIONS AND GARAGE ADDITION AT 44 W. GRANVILLE RD., AS PER CASE NO. AR 32-19, DRAWINGS NO. AR 32-19, DATED APRIL 3, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **BEFORE CONSTRUCTION BEGINS THAT THE GARAGE BE PLOTTED AND ALIGNED WITH THE NEIGHBOR TO ENSURE THE EASEMENTS ARE REQUIRED AND ANY ADJUSTMENTS BE MADE APPROPRIATELY;**
- **THAT THE GABLED ENDS AND RETURNS BE IDENTICAL TO THE EXISTING HOUSE WITH THE ADDITION OF A PITCHED FLASHING;**
- **THAT THE ACCESS DRIVE BE AS SHOWN ON THE SITE PLAN;**
- **THAT THE NEW WINDOWS WILL MATCH THE EXISTING AND THAT THE LIGHT FIXTURE MATCHES THE FRONT DOOR AND IS APPROVED BY CITY**

STAFF.

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

2. Exterior Signage – 691-693 High St. (Highline Coffee) AR 32-19 (Amendment to AR 47-15)

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

Highline Coffee Co. is a high-end coffee shop that opened in 2015, serving espresso-based drinks, drip coffee and tea, frozen coffee, smoothies and pre-packaged baked goods. The business was located in a 232 sq. ft. space in the middle of the front half of the early twentieth century commercial building at the southwest Village Green and has now expanded to 607 sq. ft. in size as of 2019. In addition to the seating inside, the owner added two 24 ¾” square tables with 2 chairs each outside of the shop in 2016.

The Municipal Planning Commission approved a Conditional Use (CU 01-19 amending CU 15-15 & CU 07-16) on January 24, 2019 for the expansion of the coffee shop into the space on the corner where Pure Cottage was located. The owner of Highline Coffee Co. is now seeking approval to move her existing sign at 691 High St. to the space at 693 High St. in the location of the Pure Cottage sign that will be removed as part of this application. The applicant would also like to paint the existing entrance door at 691 High St. from white to black to match the existing door at 693 High St.

Project Details:

1. The existing sign for Highline Coffee Co. is 6’ wide x 2’ high, and constructed of PVC paneling to match the height and material of Pure Cottage at 693 High St. The 6’ wide sign would be 2’ narrower than the Pure Cottage sign. Placement is proposed above the storefront at the same height and location as the Pure Cottage.
2. The existing sign has a white background with black lettering, 9.85” and 6.14” in height, and a brown coffee stain around the “H”.

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. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff recommended approval of this application. The proposed sign met the guidelines for size and compatibility.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Christie Bruffy, 2994 Glenlach Cir., Dublin, Ohio, said the trim would look better all black. Ms. Bruffy explained the sign would be the same she is just moving the sign over a little bit. There would be no sign above the second door. Mr. Coulter asked if there was anyone present to speak for or against this application, there were no comments from the audience.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY HIGHLINE COFFEE FOR A CERTIFICATE OF APPROPRIATENESS TO PAINT THE DOOR AT 691 HIGHT STREET TO BLACK AND TO REMOVE A SIGN AT 691 HIGH ST. AND REINSTALL THE SAME WALL SIGN AT 693 HIGH ST., AS PER CASE NO. AR 33-19, DRAWINGS NO. AR 33-19, DATED APRIL 5, 2015, 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; Mrs. Holcombe, aye; Mr. Hofmann, aye; Mr. Foust, aye; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

D. Municipal Planning Commission – New

1. Conditional Use Permit

a. Dog & Cat Care Center – 5787 Linworth Rd. (Pia Siqueira/Preppy Pet, LLC) CU 03-19

Mrs. Bitar reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request

The City received a request to locate a franchise of Preppy Pet Columbus LLC, which is a business that has overnight boarding, day care and grooming for dogs, at 5787 Linworth Rd. in the C-1 Zoning District in 2018 which required an amendment to the Planning & Zoning Code modifying Section 1123.762 Dog & Cat Care Center as a Conditional Use in the C-1, C-2 and I-1 Districts that was approved by the Municipal Planning Commission on October 11, 2018 and City Council on November 19, 2018.

The property is at the northwest corner of Linworth and Godown Roads and was formerly home to Cannell Graphics. The parcel is bordered by a Time Warner Cable Midwest facility on the north side, which is also in the Neighborhood Commercial (C-1) Zoning District, and railroad tracks to

the west. Across the street to the east and south are single family residential homes in the City of Columbus.

The applicant would like to use the existing 3,276 sq. ft. building for indoor play area, and kennel suits accommodating up to 40 dogs with the approximately 2 employees per shift with 2 shifts daily. The majority of the of the business takes place indoors (kennels and indoor play areas), only allowing potty breaks outdoors in an enclosed area (approximately 22' x 25') with AstroTurf on the south side of the building towards the parking lot that faces Godown Road and the train tracks that would be enclosed by a 6' high wood fence. The applicant will use AstroTurf in the enclosed area that will be placed on the existing asphalt and will be vacuumed off daily.

1123.762 DOG AND CAT CARE CENTER

“Dog and cat care center” means an acoustically controlled facility for the care, schooling, or grooming of healthy, group-socialized cats and/or dogs. “Acoustically controlled” shall mean that the decibel level of sound emitted from animals in this facility shall not exceed forty-five decibels at any time when measured at the property line. A dog and cat care center shall be limited to 4,000 square feet and forty (40) boarding animals maximum, and may include indoor runs for overnight boarding of group-socialized animals, so long as the space devoted to such overnight boarding occupies less than fifty percent (50%) of the net usable area of the facility. Outdoor exercise yards and the storage of vehicles for animal transport are prohibited. Ancillary sale of pet care products including food shall not occupy more than ten percent (10%) of the gross floor area of the structure.

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.

Conditional Use Permit 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 – Low Impact
 - a. Average overnight boarding customer stays 3 nights and averages 4 dogs daily with 1.5 dogs per owner totals 3 vehicles daily.
 - b. Doggie daycare averages 10 dogs daily on the weekdays with 1.5 dogs per owner totaling 7 vehicles daily.
 - c. Grooming customers are within doggie daycare and boarding.
 - d. Employees – Average 2 per shift with 2 shifts totaling 4 vehicles.
 - e. Total average would be approximately 11 vehicles daily.
2. Effect on public facilities – Low Impact
3. Effect on sewerage and drainage facilities – Low Impact
 - a. Preppy Pet utilizes water saving equipment (See Supporting Statement)
 - b. Average water usage is less than 325 gallons per day

4. Utilities required
 - a. Water, sewer, electric and phone/internet
5. Safety and health considerations
 - a. None; follow strict guidelines for smell, neatness, safety of our guests and employees as part of the Preppy Pet franchise.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
 - a. Dog waste is picked-up immediately, double bagged, tied and discarded daily in refuse container dumped twice weekly.
 - b. No hazardous substances and other environmental hazards.
 - c. Preppy Pet's franchisee must follow our strict guidelines for smell, neatness and safety.
 - d. The outdoor potty area is located near the at-grade crossing of the rail line and Godown Road away from the residences that front along Linworth Road. This is only a potty area, not intended to be used as a play area, so noise should be minimal. The applicant will use AstroTurf in the enclosed area that will be placed on the existing asphalt and will be vacuumed off daily.
7. Hours of use
 - a. Open to the public from 7:00 AM to 7:00 PM – Monday-Friday and 8:00 AM to 4:00 PM – Saturday & Sunday. The facility would be staffed 24 hours if there are dogs being boarded.
8. Shielding or screening considerations for neighbors
 - a. High solid wood fence to meet local standards (6' max height per Code) to walk 3-4 dogs at a time up to 15 minutes supervised and walked during normal operating hours.
9. Appearance and compatibility with the general neighborhood
 - a. No structural changes will be made to the building. The existing building will be painted the same color (brown) and only the light bulbs will be replaced in the existing light fixtures.
 - b. Signage will be matte letters with no illumination or overhead lighting.
 - c. Landscaping will include basic cleanup and maintenance of the existing conditions.

Recommendation:

Staff recommended approval of this application, as the conditional use criteria was designed for this exact use.

Discussion:

Mr. Coulter asked if the applicant was present. Ms. Pia Siqueira, 5787 Linworth Rd., Worthington, Ohio, said she was aware the neighbors were concerned about noise, but the business has been around since 2003 and they have never received a noise complaint. She said her property backs up to the railroad tracks and the dogs would not have free roam of the property, they would be going outside for potty breaks. Ms. Siqueira said traffic should not be a concern either. Animal wastes would be picked up immediately and double bagged so there would not be any smell coming from the business. She said she would be painting the building the same color it is now. The light fixtures would remain the same, but she would be changing the bulbs. There would not be any overhead lighting, and nothing would be illuminated. Mr. Coulter asked if there was anyone present to speak for or against this application.

Ms. Janet Kevan, 5849 Linworth Rd., Worthington, Ohio, said she did not have a for or against opinion, but she had some concerns she wanted addressed such as noise. She said she moved into her home twenty years ago when it was like the country, but now she's held captive in her driveway sometimes for thirty or forty minutes do to a high volume of traffic, including trains and jets flying above her house. Ms. Kevan said the dog park is behind her house, and she hears the dogs barking from sun rise to sun set and now she is concerned about another dog business being so close to her home. She wanted to know if the dogs would be using the front yard, would the six-foot fence fencing east be totally enclosed, would there be dumpsters on the site, and would those dumpsters be in plain view? Would the dumpster(s) be full of dog waste? Would she be hearing dogs barking all night long? Ms. Kevan said the train horn is piercing and dogs all over the neighborhood cry at night because the train's horn is so loud. She wished she was not stuck in the middle of a commercial area and would like her concerns addressed.

Ms. Pia Siqueira said the fence would be six feet tall and made out of wood, and the area would be 25 by 22 feet. She said there should not be much noise at all because the dogs would only be going outside for potty breaks. They will not have an outdoor play area. Ms. Siqueira said she was open to whatever the Board members would like to see for signage. Mr. Coulter suggested having the sign contractor talk with City staff to see what would be appropriate for the location. Ms. Siqueira said she had not thought about the placement of the dumpster yet. Mr. Zane Russell, 2069 Winding Hollow Ct., Grove City, Ohio, said the dogs would only be outside to use the bathroom because otherwise they would get dirty and people are bringing their dogs to be groomed and not to be let outside to get all dirty. Mr. Foust asked if there have been any noise complaints with the animal business in southern portion of Worthington and Mrs. Bitar replied, "No." Mrs. Bitar asked how often the waste would be picked up. Ms. Siqueira said the waste would be picked up daily when the dogs go to the bathroom and the dumpster would be emptied twice per week.

Ms. Kevan said she was concerned about the area where the dogs would be urinating. She was worried the urine would contaminate the storm sewer because the area has a tendency to flood. Mr. Coulter explained the Board is charged with approving the Conditional Use and they do not have any control over drainage. He also explained there would not be a huge number of dogs at the facility at one time.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY PIA SIQUEIRA ON BEHALF OF PREPPY PET, LLC. FOR A CONDITIONAL USE PERMIT TO OPERATE A DOG AND CAT CARE CENTER AT 5787 LINWORTH RD., AS PER CASE NO. CU 03-19, DRAWINGS NO. CU 03-19, DATED APRIL 10, 2019, 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 AND AMENDED THAT CITY STAFF WILL REVIEW THE SIGN PROPOSAL PRIOR TO FABRICATION.

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.

B. Architecture Review Board – Unfinished (continued)

Mrs. Bitar reviewed the following from the staff memo:

1. New Preschool – **6699 N. High St.** (Samantha Elliot/The Goddard School) **AR 07-19**

&

E. Municipal Planning Commission - Unfinished

1. **Conditional Use Permit**

- a. Preschool in C-3 Zoning District– **6699 N. High St.** (Samantha Elliot/The Goddard School) **CU 02-19**

&

2. **Amendment to Development Plan**

- a. New Preschool – **6699 N. High St.** (Samantha Elliot/The Goddard School) **ADP 02-19**

&

3. **Subdivision**

- a. Preliminary & Final Plats – **6699 N. High St.** (Samantha Elliot/The Goddard School) **SUB 01-19**

Findings of Fact & Conclusions

Background & Request:

This is a request to construct a new **8,565 sq. ft.** Goddard School on the northern part of the 4-acre parcel owned and operated by Schoedinger Funeral and Cremation Services. Although the land still shows as 3 separate taxing parcels, the city views the land as all one parcel because the lots were combined through a platting process in 1993. Approval is requested from the Architectural Review Board for site and building design. The Municipal Planning Commission is being asked for the following approvals: a Conditional Use Permit to operate a preschool in the C-3 Zoning District; to amend the development plan for the property; and to allow a new parcel to be created through the Subdivision process.

Project Details:

1. Site:

- The request involves splitting 1.013-acres of land from the northern part of the 4-acre Schoedinger parcel for development of a preschool. This land is currently used as an area for excess parking by the funeral home. Lot Width (measured at the 100' required setback) for the new parcel would be ~120'. The new building would be located at the west end of the parcel, with parking retained to the east. Reuse of the existing drive entrance is proposed. An Access and Parking Easement Agreement would be put in

place to give rights to both parcels. **A draft copy of the agreement has been included in your packet. This agreement will be required to be signed prior to recording the Final Plat.**

- The 80' wide by 105'4" deep building would be located about 202' west of the N. High St. right-of-way line. The building is proposed about 15' south of the **northern** property line, and ~~15'~~ **22'** north of the proposed **southern** property line.
- Dimensional requirements for lots and buildings in the C-3 Zoning District are as follows:

District	Minimum Lot Width	Minimum Lot Area	Front Yard (N. High St.)	Rear Yard	Minimum Width Each Side Yard	Maximum Percent of Lot Coverage	Maximum Height of Building Stories	Feet
"C-3"	100'	20,000 sq. ft.	100'	30'	15'	35	3	45

- The Schoedinger site was developed based on Chapter 1175, Special Provisions for Commercial and Industrial Uses, which requires buildings be located at least 30' from adjacent property lines. **City Council will need to grant a Variance for the side yard setback to be reduced to 15' from the northern property line and 22' from the southern property line.**
- A play area is proposed west of the building which would have separate play equipment for toddler and preschool ages. The design of the play structures, including size and color, has not been presented. **Play equipment will need to be approved by the Board at a future meeting.**
- Fencing is proposed around the building and play area which would be 6' high black aluminum picket fence.
- **Seven black bollards are proposed in front of the main entrance on the east side of the building.**
- Four trees near the front of the proposed lot are proposed to remain, and four are proposed for removal further to the west. Existing evergreen screening at the rear of the site would stay in place. Proposed evergreens, grasses, and ground cover would be along the north and south sides of the building and playground, and at the front of the building on both sides of the entrance. Two Celebration Maple trees are proposed on the north side of the existing parking area and would be 2" caliper trees.
- Retention of three light poles toward the front of the existing lot is proposed. Other light poles are to be relocated on the site. The existing light poles and fixtures will be reused. **The bases will need to be painted to match the color of the light pole, or placed at grade.**

2. Building:

- A one-story brick building with a hipped roof is proposed for the site. A vinyl railing system would be at the top edges of the asphalt shingle roof to screen mechanical equipment. **The revised plans show the mechanical equipment located at the rear of the flat roof structure, which is now 2' below the roof ridge. The eave height was raised, top of roof lowered with incorporation of parapet/RTU (roof top air handling unit) roof well.** Dimensional asphalt shingles in black pearl are proposed

for the roof. Two dormers each would be on the north and south sides of the building. The gabled dormers would have Arctic White fiber cement siding and two six over six windows with the interiors painted black. Glen-Gery Ravenna Heritage modular brick is proposed for the walls, and fiber cement board in Arctic White would be used for the trim. A watercourse brick row is proposed.

- A gabled roof structure is shown over the front entrance that would be supported by four columns. The gable is proposed to be finished with fiber cement board in Arctic White and the round columns would be Endura with brick bases. The capitals of the columns appear to be recessed under the roof structure. The front door is shown with sidelights and pilasters. The proportions of the main entry door and sidelights have been updated and revised to reflect the boards comments. Recessed lighting is proposed in the roof structure.
- **Six over nine** Andersen 100 Series single-hung white windows are now proposed throughout the building **vs. the previously proposed six over six windows. The windows have grown in height to allow for more natural light to enter the space. The windows that were in groupings of 2 and 3 windows have all been removed in lieu of all single windows with black fixed shutters (material unknown) to match the neighboring funeral home.** This style of window is constructed of Fibrex composite material and would have exterior grilles. Doors are proposed as insulated metal clad and would be white with a hollow frame. **Transom windows have now been proposed above all the 11 side and rear doors that access the playground area.** The windows and doors are proposed with a soldier course of brick above. A cross-section of a wall showing the window treatment would be helpful.
- A wall sign consisting of individually mounted blue HDU letters spelling “THE GODDARD SCHOOL” and a round routed logo with a horse head is proposed in the front gable. **The proposed sign is approximately 31 square feet in area, and letters are almost 1’ in height.**

3. Use:

- The equivalent of 175 full-time students/families is expected at this facility, which would reportedly translates into 75 cars between 7:00 am and 9:00 am, and 4:00 pm and 6:00 pm. The applicant feels the gradual arrival of these cars would have minimal or no impact on N. High St. traffic.
- Outdoor play for the children would be between 10:00 am and 12:00 pm and 3:30 pm and 5:30 pm.
- Employee arrival/departure time and number of employees has not been identified.
- Ample parking would exist due to a REA with Schoedinger.

4. A survey, preliminary and final plat are part of the packet.

5. Storm water management is discussed in a memo from E.P. Ferris and Associates, Inc, and has been reviewed by the City Engineer. The following comments were provided:

- a. **Redirect sheet flow on the parking lot to the catch basin towards the western portion of the site or connect to the public storm sewer to the rear of the lot.**
- b. **The roof drains and sump pump would also need to connect to this existing catch basin or be directed to the public storm sewer that runs parallel to High St. along the rear of the lot.**
- c. **It appears that the existing catch basin might be on the neighboring property**

or on the property line, so a possible easement might need to be granted. Clarification is needed.

6. Other utilities would be accessed from N. High St.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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.

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. 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.

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.

Windows: Use traditional sizes, proportions and spacing for 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: 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.

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. 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.

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.

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.

Conditional Use Permit 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 Development Plan Regulations

Location and Character of Development: The following regulations, conditions and procedures shall apply to the development of institutional, office or industrial developments in "C- 3" or "I-1" Districts.

The proposed institutional, office or industrial development or combination thereof shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development; or where such congestion shall be alleviated by presently projected improvements of access thoroughfares, by properly arranged traffic and parking facilities and landscaping which shall be an attractive development and which shall fit harmoniously into and shall have no adverse effects upon the adjoining or surrounding development.

(c) Design Regulations. The following regulations shall apply to office, research and restricted industrial developments in "C-3" and "I-1" Districts.

- (1) Building heights. No building shall exceed three stories or forty-five feet in height, except as modified by Section 1149.04.
- (2) Yards. No building shall be less than thirty feet distant from any boundary of the tract on which the office, research or industrial development is located. Loading, parking and storage shall be permanently screened from all adjoining properties located in any "R" District by building walls, or a solid wall or compact evergreen hedge at least six feet in height. All intervening spaces between the street pavement and the right-of-way line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.
- (3) Tract coverage. The ground area occupied by all the buildings shall not exceed in the aggregate thirty-five percent (35%) of the total area of the lot or tract.
- (4) Parking space. Notwithstanding any other requirements of this Zoning Ordinance, there shall be provided at least one off-street space for each employee of the maximum working shift. Parking areas will not be located closer than twenty-five feet to any adjoining lot line in any "R" or "C" District and shall be set back at least thirty feet from the street right-of-way line. The parking area shall be graded for proper drainage and improved so as to provide a durable and dust-free surface.
- (5) Access drives and illumination of parking areas. Access drives shall be at a minimum interval of 300 feet, and illumination of parking areas shall be so arranged as to reflect the light away from adjoining premises in any "R" District.

A request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards may require approval of the Municipal Planning Commission. The Commission can approve or disapprove the proposed amendment with no further review by Council if the amendment substantially conforms to the standards established by the final development plan and it complies with the Planning and Zoning Code. Otherwise, the request would be heard by Council.

Worthington Subdivision Regulations

“Subdivision” means the division or combination of any parcel or parcels of land shown as a unit or as contiguous units on the latest tax roll.

1101.03 Traffic and Environmental Impact of Subdivisions

- (a) The Municipal Planning Commission shall not recommend nor shall Council approve a Subdivision Plat unless they find that such Subdivision Plat provides adequate ingress and egress and does not adversely impact traffic patterns. The Commission may request a traffic study be provided by the applicant.
- (b) Frontage on major thoroughfares or Freeways shall be provided with a parallel service street or an arrangement of Lots keeping vehicular points of access to the major thoroughfare or Freeway at a minimum distance of 800 feet.
- (c) The Municipal Planning Commission may request environmental impact studies for the property to be subdivided, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether any issues relating to or involving hazardous substances or environmental laws exist which may impact or affect the Subdivision.
- (d) The Municipal Planning Commission shall not recommend a Subdivision Plat unless it finds that such Subdivision preserves, restores, maintains and/or enhances:
 - (1) Natural features, and
 - (2) The character of the surrounding neighborhood as delineated by the Commission.
- (e) The Municipal Planning Commission shall not recommend a Subdivision Plat unless it finds that such Subdivision provides for the retention of Water Features which are Natural Features rather than encasement in conduit.
- (f) The Municipal Planning Commission shall not recommend a Subdivision Plat if it finds that the Natural Features on such property have been removed, damaged, altered or destroyed in anticipation of development until agreement is reached between the applicant and the Commission on permanent restoration of Natural Features.

1101.05 Lot and Block Standards.

Every Lot shall abut on a street, and double frontage Lots shall be avoided. Lot sizes shall conform to the Zoning Ordinance. Side lines of Lots shall be approximately at right angles with the street line. Lots shall be of adequate size and shape to accommodate the off-street parking areas required by the Zoning Ordinance.

Staff Analysis:

1. The proposed parcel would meet dimensional requirements for the C-3 Zoning District, but would not be consistent with the existing pattern of development on N. High St. If the split is approved, the entire property should remain subject to Development Plan approval as per Chapter 1175 of the Code to allow a more comprehensive review of current and future proposed changes. Variances for placement of the new building in the required side yards **will need to be approved by City Council.**
2. The proposed location of the building over 200' from the property line is not desirable for new buildings along N. High St., as it would not enhance the pedestrian environment.
3. Retained and relocated light poles should be painted, including the base, unless it is possible to install a new base that is close to grade level.
4. **The proposed black bollards have been reduced to seven located in front of the main entrance to the building.**
5. Building:
 - **The applicant has provided two brick options for the Board to review.**
 - **Rose Full Range**

- **Heritage Ravenna – Used at the New Albany location**
 - **The first-floor windows have all increased in height, and are now proposed to be six over nine windows to permit more light into the building.**
 - **Revised materials show the porch column capitals projecting out beyond the roof structure.**
 - **Revised materials show modifications to the pilasters at the main entrance. A transom light window has also been added above the main entrance to compliment the side lights.**
6. Although traffic would increase with this use, the amount should not disrupt the flow of traffic on N. High St.
 7. Utilities appear sufficient to serve a new building of this size.
 8. **Revised materials fulfill the requirements for Preliminary and Final Subdivision Plats.**
 9. **Clarification is needed on stormwater based on the comments above is needed prior to going to City Council for approval.**
 10. **Fire Department Comments:**
 - **An exhibit showing the travel path for equipment, travel path to hydrant and an exhibit for distance around the building.**
 - **Proof of fire flow.**
 - **These items are needed prior to going to City Council for approval.**

Recommendation:

Staff recommended approval of the Certificate of Appropriateness, Conditional Use, Amendment to Development Plan with Variances and the Preliminary & Final Subdivision Plats.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Jonathan Grubb, 49 E. Third Ave., Columbus, Ohio, said he was representing Archall, and Mr. Brent King, representing Planet Studios, 500 W. Wilson Bridge Rd., Worthington, Ohio. Mr. Grubb said they were more prepared at this meeting to discuss the details. Mr. Grubb clarified there would be a total of seven bollards at the front entrance of the building, and that his client was fine with the signage the Board preferred. He said they raised the eave height to give the building a little more presence and then had to make the windows a little larger so the building would be more proportionate. Mr. Grubb said they did reduce the height of the roof and the parapet and the rooftop mechanical units would be screened. Mr. Grubb said the fencing sheet submitted would clarify the issue with the fence. They are trying to minimize the amount of change to the side of the building as possible and two of the light poles would be relocated but the idea was to keep the light poles as is unless they need to be touched up.

Mr. Andy Mills, 2563 Berwyn Rd., Columbus, Ohio, said he represented the owner for the real estate portion of the project and the owner did not want to have to change the lights on their property to match new light poles that would be coming in. Mr. Coulter said they were only discussing the light poles on the site of the proposed project. Mr. Grubb then discussed brick colors and the new renderings showed the rose brick. The last drawings showed the darker brick. He said they did not have a preference on the brick color, they would be fine with either color. Mr. Coulter said he preferred the softer brick and Mr. Hofmann agreed with Mr. Coulter. Mr. Foust said he was satisfied with the plan for the bollards and felt the fence would blend in with

what is already on the site. Mr. Foust asked if there would be a dumpster added to the site and Mr. Grubb said they would be sharing the original dumpster that is already on site. Mr. Coulter asked about the traffic flow for emergency vehicles and if the water lines had been tested for adequate pressure. Mr. Grubb said they had just received those comments a couple of days ago so they forwarded the questions to their civil engineer and are waiting for a response. Mrs. Bitar explained the information will be needed before the matter can go forward to City Council. Mr. Grubb explained the final engineering process would take two to three weeks to get the rest of the information such as water flow testing. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

ARB Motion:

Mr. Reis moved:

THAT THE REQUEST BY SAMANTHA ELLIOT ON BEHALF OF THE GODDARD SCHOOL FOR CERTIFICATE OF APPROPRIATENESS FOR THE CONSTRUCTION OF A NEW PRESCHOOL AT 6699 N. HIGH ST., AS PER CASE NO. AR 07-19, DRAWINGS NO. AR 07-19, DATED APRIL 10, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING AMENDMENTS:

- **THAT ANY EXISTING OR RELOCATED PARKING LIGHT FIXTURES WILL HAVE THEIR BASES PAINTED BLACK;**
- **THAT THE COLOR OF BRICK WILL BE ROSE FULL RANGE;**
- **THAT THE WINDOWS SHALL BE SIX OVER NINE;**
- **THAT THE SCREEN ON THE ROOF TOP WILL BE THE TALLER VERSION SHOWN ON THE RENDERING**

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

Conditional Use Permit Motion:

Mr. Reis moved:

THAT THE REQUEST BY SAMANTHA ELLIOT ON BEHALF OF THE GODDARD SCHOOL FOR A CONDITIONAL USE PERMIT TO OPERATE THE BUILDING AND SITE FOR A NEW PRESCHOOL AT 6699 N. HIGH ST., AS PER CASE NO. CU 02-19, DRAWINGS NO. CU 02-19, DATED APRIL 10, 2019, 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.

Mrs. Holcombe 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.

Amendment to Development Plan Motion:

Mr. Reis moved:

THAT THE REQUEST BY SAMANTHA ELLIOT ON BEHALF OF THE GODDARD SCHOOL TO AMEND ADP 02-19 BY CONSTRUCTING A NEW BUILDING THAT WILL REQUIRE A SIDE YARD SETBACK VARIANCE AND BE USED AS A SEPARATE BUILDING SITE FOR A PRESCHOOL THAT IS INDEPENDENT OF SCHOEDINGER FUNERAL HOME AT 6699 N. HIGH ST., AS PER CASE NO. ADP 02-19, DRAWINGS NO. ADP 02-19, DATED APRIL 10, 2019, 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.

Mrs. Holcombe 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.

Subdivision Motion

Mr. Reis moved:

THAT THE REQUEST BY SAMANTHA ELLIOT ON BEHALF OF THE GODDARD SCHOOL FOR APPROVAL OF PRELIMINARY AND FINAL SUBDIVISION PLATS FOR THE PROPERTY AT 6699 N. HIGH ST. AS PER CASE NO. SUB 01-19, DRAWINGS NO. SUB 01-19, DATED APRIL 10, 2019, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL 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.

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.

F. Other

There was no other business to discuss.

G. Adjournment

Mr. Hofmann moved to adjourn the meeting, seconded by Mrs. Holcombe. All Board members voted, "Aye," and the meeting adjourned at 10:00 p.m.