



MINUTES OF THE REGULAR MEETING
WORTHINGTON ARCHITECTURAL REVIEW BOARD
WORTHINGTON MUNICIPAL PLANNING COMMISSION
May 30, 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 (arrived at 7:01 p.m.); David Foust; Mr. Schuster; and Amy Lloyd. Also present were Scott Myers, Worthington City Council Representative; and Lee Brown, Director of Planning and Building.

A. Call to Order – 7:00 p.m.

1. Roll Call
2. Pledge of Allegiance
3. Approval of the minutes of the May 9, 2019 meeting

Mrs. Lloyd 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. Door Replacements and Window Infill – **579 High St.** (Joel Mazza/High & North LLC) **AR 98-18** – Amendment to AR 31-15

Mr. Brown reviewed the following from the staff memo:

Findings of Fact & Conclusions

Background & Request:

The structure is a two and ½ story brick American Foursquare that was constructed in the early 1900s as a residence. The house was later used for commercial activities. The parcel is 0.359 acres in size and is in the C-5 Zoning District as of the approved rezoning in 2013. The owner was approved to use the structure as a residence by Conditional Use Permit at the same time.

In 2015 the applicant requested the following: covered front and rear porch additions, porte cochere on the south side, construction of a new two-car garage in the southwest corner of the property, new driveway access to High St., four-car garage with an apartment above on the Short St. side of the property, inground swimming pool with patio and walls/fencing surrounding the property. The Board did not approve the four-car garage/apartment, inground swimming pool with patio and the walls/fencing surrounding the property.

None of the previously approved items have been completed at this time. The Board's previous approval has since expired.

The homeowner would now like to seek approval for work already completed without approval by the Board for the following:

Project Details:

1. West Side: The homeowner removed an existing staircase that accessed the second floor and reinforced the existing wood deck posts and added wooden rails to match the existing deck where the steps were removed. The deck was also painted to match the existing trim of the windows and doors. Two doors were also removed on the lower level and replaced with glass patio doors with a lead glass transom above. Some brick work was done in this area. The upper level door was replaced with a glass patio door that complements the door on the lower level. The area around the doors were infilled with brick to try to match the original brickwork on the house. Two existing windows on the main level were raised to countertop height, and brick infill below to match the existing brickwork. The applicant was able to reuse the original window frames and glass. The rear decking and retaining walls have all been painted to match the trim work on the house. No exterior lighting was shown, clarification needed from the applicant if any lighting will be added to the west side of the home.
2. South Side: The homeowner filled in an existing small window with terracotta smooth face brick in a herringbone pattern to complement the existing brickwork on the house. This change was needed for the interior remodel of the kitchen and the layout of the cabinetry. A larger window was converted to a glass side door with lead transom that complements the lower door on the west elevation. Two oil rub bronze carriage lights were added as part of this project.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The purpose of the Architectural Review District is to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction of value for the general community welfare by regulating the exterior architectural characteristics of structures and preservation and protection of buildings of architectural or historical significance throughout the hereinafter defined Architectural District. It is the further purpose of this chapter to recognize and preserve the distinctive historical and architectural character of this community which has been greatly influenced by the architecture of an earlier period in this community's history. These purposes shall be served by the regulation of exterior design, use of materials, the finish grade line, landscaping and orientation of all structures hereinafter altered, constructed, reconstructed,

erected, enlarged or remodeled, removed or demolished in the hereinafter defined Architectural District.

The Worthington Design Guidelines recommend 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. New windows made of substitute materials such as aluminum, vinyl, or clad wood can be acceptable if they provide a reasonably good match for the windows being replaced. Be sure that window designs are appropriate for the style or time period of the house. Avoid use of inappropriate window designs. Avoid enlarging or downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows.

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment, and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building.
11. Sustainable Features, which shall include environmentally friendly details and conservation practices such as solar energy panels, bike racks, and rain barrels.

Staff Analysis:

- The Design Guidelines discourage downsizing or enlarging windows and permanent blocking of windows; however, the changes seem appropriate for the house. The door added to the south side of the home provides access to the side yard.
- The removal of the staircase to the second level is appropriate, and the addition of the rear patio doors complements the home.
- The infill brickwork in the herringbone pattern on the south side of the house complements the structure.

- We discourage the downsizing of windows however the windows are located on the west elevation, and partially hidden by the deck work on the back of the house. Interior remodeling impacted the placement and height of the windows.
- Clarification needed on any outdoor lighting.
- Future exterior work needs permits and needs to be approved by the Architectural Review Board prior to projects being started.

Recommendation:

Staff recommended approval of this application, as the modifications are in keeping with the period of the home.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Joel Mazza, 579 High St., Worthington, Ohio, said he had re-submitted plans for the rear deck and the front porch and the side porte cochere. Mr. Mazza said he apologized for doing the work without approval. Mr. Coulter said he was disturbed the work was done without approval because Mr. Mazza has been before the Board many times before and was aware of the process. Mr. Schuster asked why the work was done without approval and Mr. Mazza said he looked at the change like a work order and said he was communicating with his architect and Mrs. Bitar but had never submitted the final change. Mr. Coulter asked Mr. Mazza if he was anticipating any other changes. Mr. Mazza said he submitted the changes approximately two weeks ago. He wants to finish the front porch which was already approved and then would like to tear off the rear deck. Mr. Brown said he would check with Mr. Phillips to see if the plans were submitted, and that the plans would not be approved without the approval from the ARB Board. Mr. Reis was also disappointed that Mr. Mazza did not get the approval from the Board before moving forward with his project because Mr. Mazza was aware he needed permission. Mr. Schuster said he was not comfortable with the doors and not comfortable voting to approve them.

Mr. Mazza said the original door had sidelights, and when they removed the door, they discovered the whole area was the original door. He said the door came from an old house in Bexley, Ohio, and the transom came from an old house out of Beechwold. Mr. Mazza said he used the appropriate pieces for the time period. Mr. Hofmann asked if Mr. Mazza had any lighting planned and he replied, no, and that he was still getting his full set of plans together to start the process. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

ARB Motion:

Mr. Foust moved:

THAT THE REQUEST BY JOEL MAZZA ON BEHALF OF HIGH & NORTH LLC FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO APPROVE CHANGES ALREADY COMPLETED TO THE PROPERTY AT 579 HIGH ST., AS PER CASE NO. AR 98-18, DRAWINGS NO. AR 98-18, DATED MAY 8, 2019, 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; Mrs. Lloyd, aye; and Mr. Schuster, nay. The motion was approved.

2. Roof Replacement – **130 W. Clearview Ave.** (Daniel & Adrienne Wagner) **AR 46-19**

Findings of fact & Conclusions

Background & Request:

The two-story Colonial Revival Influence house at this address was built in 1939. A screened porch was added in 1992 to the rear of the house with roofing shingles to match the house. This request is to replace the existing asphalt shingle rear screened porch roof with black standing seam metal roof. The applicant will also be replacing the existing asphalt shingles on the main house with similar materials and colors as the roof today.

Project Details:

1. Roofing is proposed to be a 24-gauge steel standing seam metal black roof with 15” panels and 1.5’ standing seams.
2. The standing seam will not have the shadow ridge between the seams, it will have flat ribs between the seams. This is the preferred look by staff and the Board.
3. The screened porch roof has a lower pitch than the roof on the main house and garage; and is located to the rear of the house out of view from the roadway.
4. The standing seam metal roof will last much longer than your typical asphalt shingle on a roof with lower pitch.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Roofs, gutters and downspouts are an integrated water removal system that gets rain- and meltwater away from a house as fast as possible. In addition, they are highly visible parts of a building’s character. Various roof materials can be found in Worthington. Asphalt shingles are most common, with a considerable amount of slate still in service; there also are some wood shingles. Metal roofs generally are not common but can sometimes be found on small porches and additions. Asphalt shingles usually are a modern replacement of an earlier material, except on more recent buildings, where they may be original. Wood shingle roofs were common early but tended to deteriorate rapidly and were replaced fairly early. The existing wood shingle roofs probably are recent in date.

Recommendation:

Staff recommended approval of this application, as the style and placement of the proposed standing seam metal roof met the Design Guidelines.

Discussion:

Mr. Coulter asked if the applicant was present. Mr. Dan Wagner, 130 W. Clearview Ave., Worthington, Ohio, said he would not be replacing the roof on the garage. Mr. Coulter asked if there was anyone present to speak for or against this application, but no one came forward.

Motion:

Mr. Reis moved:

THAT THE REQUEST BY DANIEL AND ADRIENNE WAGNER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A STANDING SEAM METAL ROOF ON A REAR SCREENED PORCH AT 130 W. CLEARVIEW AVE. AS PER CASE NO. AR 46-19 DRAWINGS NO. AR 46-19, DATED MAY 10, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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; Mrs. Lloyd, aye; and Mr. Schuster, aye. The motion was approved.

3. Deck – 665 Oxford St. (Lloyd DePew) AR 47-19

Findings of Fact & Conclusions

Background & Request:

This house was constructed in 1949 and is described as being English Revival in the historic district nomination. The house is a contributing building in the Worthington Historic District. The one and one-half story structure was approved to be renovated, rear and side additions were permitted to expand the house in 2017 and 2018. On March 28, 2019 the Board approved several modifications that were made to the house. The applicant would now like to get approval for the deck and rail materials from the decks that were approved on the rear of the home.

Project Details:

1. The location and deck structures were previously approved by the Board.
2. The deck surface and railings will be a composite material from TimberTech.
3. Azek, Harvest Collection in Slate Gray will be used for the deck surface.
4. The railing and spindles will be white in the RadianceRail Express by TimberTeck.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. Decks should be built of wood and kept low to the ground. Finishes should be either paint or an opaque stain to match the color of the building or its trim. Patios may be constructed of concrete, stone or brick. Consider the style of the house when designing decks and patios, since some styles and some designs are not compatible.

Recommendation:

Staff recommended approval of this application, as the proposed decking materials were compatible with the existing house.

Discussion:

Mr. Foust exited the room and abstained from voting.

Mr. Coulter asked if the applicant was present. Mr. Lloyd DePew, 665 Oxford St., Worthington, Ohio, said the decking material would be slightly darker than the house, and the railings would be white as opposed to the darker material with a traditional look. Mr. Coulter asked if there was anyone present who wanted to speak for or against this application, but no one came forward.

Motion:

Mrs. Holcombe moved:

THAT THE REQUEST BY LLOYD DEPEW FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL DECKING AND RAILS FOR TWO REAR DECKS AT 665 OXFORD ST. AS PER CASE NO. AR 47-19, DRAWINGS NO. AR 47-19, DATED MAY 10, 2019, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

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

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Parking Lot Changes & Variance – **535 Lakeview Plaza Blvd.** (Chris Blue/Play:CBUS) **ADP 03-19**

2. Conditional Use

- a. Recreational Facility and Restaurant in the I-1 Zoning District – **535 Lakeview Plaza Blvd.** (Chris Blue/Play:CBUS) **CU 04-19**

Findings of Fact & Conclusions

Background & Request:

Lakeview Plaza was platted in 1985 and development as a light industrial/warehouse and office development. The property in question was constructed in 1995 and consisted of 60,000 sq. ft. of warehouse space. An additional 26,128 sq. ft. was added to the south end of the building in 2007. The building has evolved over time from storage/warehouse needs to recreational. In 2002 Ohio Sports Plus had a Conditional Use to utilize approximately 35,000 sq. ft. of the southern end of the original building. Super Games was approved by a Conditional Use in 2003 to operate as an adventure education/sports facility in the northern 25,000± sq. ft. of the building. Road Runner Sports took over occupancy of the Ohio Sports Plus space in 2007 and expanded the warehouse to the south by 26,128 sq. ft. and added a retail store to the site by a Conditional Use approved in 2007. In 2016 Super Games was approved for additional outdoor storage of trucks and trailers on the north side of the building. Road Runner Sports vacated the site in 2018 however they continue to have a small 7,890 sq. ft. retail facility at the site.

The applicant is Play:CBUS, out of Cleveland, Ohio. The applicant would like to utilize 52,260± sq. ft. for an indoor adventure park with an associated restaurant and bar for its patrons. It would feature a mix of challenging, fun and entertaining attractions guaranteed to keep you moving all year round, no matter the weather. The applicant has an existing 25,000 sq. ft. facility in Avon, Ohio called Play:CLE, this would be their second location.

Project Details:

1. The existing facility would be remodeled on the inside to have a check-in area, rope course, virtual reality climbing, climbing, kids' area, parkour area, activity area, conference rooms, dining, kitchen and bar area. See attached floorplan.
2. The main entrance to the facility will move to the southern side of the building facing I-270. The applicant will be removing an existing landscape island with a tree at this location. They will be adding two additional trees at the southwest and southeast corners of the building.
3. Signage has not been proposed at this time. Signage will be reviewed in the future for compliance with regulations.
4. Hours of Operation:
 - a. Monday - Typically closed for cleaning, maintenance and occasional private events.
 - b. Tuesday – Thursday – 3:00 PM – 9:00 PM – (School Months) and 10:00 AM – 11:00 PM (Summer Months)
 - c. Friday – 3:00 PM – 11:00 PM – (School Months) and 10:00 AM – 11:00 PM (Summer Months)
 - d. Saturdays – 10:00 AM – 11:00 PM
 - e. Sundays – 11:00 AM – 10:00 PM
5. Employees:
 - a. Approximately 15 to 20 employees
6. Anticipating approximately 110,000 – 115,000 guest per year with guests coming from around Columbus and beyond.
7. An average day would consist of approximately 373 guests per day.
8. The average guest tends to visit for 2-3 hours with an average of 2.5 guests per vehicle.
9. Impact on traffic if the number of vehicles driving to/from this location is anticipated to be 50-100 every 2-3 hours.
10. Parking:
 - a. Current Parking:
 - i. 111-parking spaces today
 - ii. Super Games – Northside of building has approximately 18-spaces used for truck and trailer parking associated with their use, this is not included in the 111. They also have a loading dock with three bays. This area is also used for truck and trailer parking.
 - b. Proposed Parking:
 - i. The applicant states that they will be creating 31 additional parking spaces on the site.
 - ii. The existing sloped dock area on the west side of the building will be restriped to for additional parking.
 - iii. Total parking will be 142 parking spaces and 32-spaces for truck and trailer

parking.

1. Super Games utilizes 22-spaces of the 32-spaces for their truck and trailer use.
 2. At times Super Games utilizes an additional 10-spaces for truck and trailer use in the northwest corner of the site.
- iv. The Planning & Zoning Code requires 348 parking spaces for the proposed use, a Variance has been requested that will need to be approved by City Council as part of their Amendment to Development Plan.
1. Super Games – Required 169 spaces by Code, however as part of their approved Conditional Use in 2003 they were approved to have a minimum of 86 spaces. This did not include the 18-spaces that were added in 2016 for outdoor storage.
 2. Road Runner Sports – Retail requires 53 spaces by Code, however that is an extremely large number of parking spots for this type of use.
 3. Play:CBUS stated that they need 50-60 for guests plus 15-20 for staff for a total of 65-80 parking spaces for the majority of the year however there are peak times of the year that they anticipate 90-110 spaces for guests and 20-25 for staff.
 4. Play:CBUS parking needs range on the low end 65-80 to on the high end of 110-135 spaces.

Land Use Plans:

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan recognizes the industrial corridor as a strong source of revenue for the City. It has functioned as a successful industrial area for decades but faces heavy competition from newer industrial parks in the region and world. As a result, the corridor has declined somewhat since its peak, and experienced conversion from manufacturing and research to warehousing. The corridor consists of a number of buildings of various sizes and arrangements, as well as a few vacant lots. Because of the general age of the corridor and larger size of competing areas, Worthington's industrial corridor is attractive to small and medium-sized manufacturers and distributors as well as business startups.

The corridor still has the advantages of access to the rail line, proximity to the freeway system, close labor pool, and a location within the outer belt. To remain attractive as an industrial location it is critical to consistently maintain and improve the infrastructure to allow good roadway access for trucking between these industrial sites and the I-270 and I-71 corridors. Because of the attractiveness of the I-270 business office corridor, there is increasing interest in reusing and redeveloping some of this space for office purposes. The City could continue to maintain the corridor as a light industrial/warehousing area, it could work to redirect it as a research and design corridor, or it could allow portions of it to convert to office uses. There are challenges with each approach. The concern is that warehousing uses provide less taxable income to the City than business or research and development facilities because the buildings are housing more inventory than employees. In any case, it is critical that the City protect this area as an employment center. The City should strive to make this area attractive to investment and redevelopment.

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 – Potential for conflict if parking is not addressed.
2. Effect on public facilities – N/A
3. Effect on sewerage and drainage facilities – N/A
4. Utilities required – N/A
5. Safety and health considerations – N/A
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – N/A
7. Hours of use – See above
8. Shielding or screening considerations for neighbors – Adding additional trees in the parking area.
9. Appearance and compatibility with the general neighborhood – Little to no change.

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.

Staff Analysis:

The main concern related to the proposed use is related to parking on the site.

1. Parking Issue:
 - a. There seems to be a pinch point related to parking on Friday – Sunday between Super Games and Play: CBUS. This does not even factor in the parking needed for Road Runner Sports for their retail store.
 - b. Using just the stated parking minimums (169 spaces) for both uses we exceed the parking capacity of the site. There are 142 total parking spaces available for parking. The remaining spaces are associated with truck and trailer storage.
2. Super Games Approved Conditional Use:
 - a. Hours:
 - i. Monday – Friday – 9:00 AM – 5:00 PM
 - ii. Saturday & Sunday – 10:00 PM – 8:00 PM
 - b. Employees:
 - iii. 14-full time employees
 - iv. 30-40 part time employees – Weekends only
 - c. Customers:
 - v. Friday – Sunday – 60-75 vehicles parking, does not include those being dropped off and picked up at various times throughout the day.
 - vi. Stated parking needs range from 104-129.
 - d. Required to have 86 parking spaces as part of their approved Conditional Use on September 11, 2003. This did not include the 18-spaces for outdoor storage that were added on the north side of the building.
3. Variance:
 - a. A variance from Section 1171.01(b) for parking is needed and will be required to be approved by City Council. Recreational or amusement establishments require 1 space per 150 space feet of gross floor area. According to Code, they would

need to have 348 parking spaces. The total parking required on the site if you were to go by City Code would be 570 parking spaces for all the uses.

- i. This requirement would be considered extremely excessive however a reasonable amount of parking should be addressed.
- ii. City staff is supportive of the applicant's request for a variance if parking can be addressed.

4. Parking Options:

- a. City Staff (Planning & Building, City Manager, City Engineer, Police & Fire) are having discussions on whether to permit on street parking along the north and south side of Lakeview Plaza Blvd. with the condition that it be signed, striped and sidewalks installed on the north and south side.
 - a. There appears to be enough room for an additional 40-50 cars if we utilize on street parking. There is 80' of right-of-way with approximately 20' in width of paved surface in both directions with a 16' boulevard down the middle. The boulevard has existing trees throughout this stretch of Lakeview Plaza Blvd. that hang over the roadway. The Fire Department has expressed concerns over their ability to get emergency equipment through the area related to the tree canopy hanging over the roadway if we permit parking. There is also the concern over the width of the roadway to permit on street parking and still have enough width to get their equipment through the area.
 - b. This would provide additional overflow parking if needed. These improvements would be at the applicant's expense.
- b. Possibly use the 10 spaces at the northwest corner of the site for parking instead of truck and trailer parking.
- c. City staff has suggested that the applicant work with the neighboring property owner to the north to secure a parking agreement for overflow parking as part of any approval.
- d. City staff supports the proposed use and believes it will complement the neighboring use and community however staff does not wish to be the mediator between the two uses related to parking constraints on the site in the future.

Recommendation:

Staff recommended tabling both applications until parking could be addressed. Staff will continue the internal discussions related to parking on Lakeview Plaza Blvd.

Discussion:

Mr. Brown explained there was an update for the hours of the facility. The business would be closed to the outside public for cleaning and occasional private parties. During the week, Monday through Thursday, the hours of operation would be from 3:00 p.m. to 9:00 p.m., and during the summer (on the same days) the hours would be 10:00 a.m. to 11:00 p.m. On Fridays, the hours of operation would be 3:00 p.m. to 11:00 p.m., and during the summer the hours would be 10:00 a.m. to 11:00 p.m. Saturday's hours during the summer would be from 10:00 a.m. to 11:00 p.m., and Sunday's hours would be from 11:00 a.m. to 10:00 p.m.

Mr. Brown said during discussions with the Fire, Police and Public Service Departments, they felt if parking is to be allowed along Lake View Plaza Blvd. and in the cul-de-sac, then sidewalks should be installed along both sides of the street at the applicant's expense. The City's Engineer felt having a five-foot sidewalk on the back of the curb would be more appropriate for that portion of the property to safely walk to the facility. Mr. Brown suggested a parking agreement be arranged in the event there was a need for overflow parking. He said in 2016, Mrs. Bitar administratively approved the conversion of two parking spaces into storage space for a vehicle and trailer.

Mr. Foust said, assuming the Code requirements were not relevant for this situation, the plan is for 140 parking spaces. How many spaces does the City say are needed to make this work? Mr. Brown replied, 348 parking spaces. Mr. Foust said if he understood Mr. Brown correctly, they have concluded that 348 spaces would not be necessary. Mr. Brown said City staff felt comfortable with the addition of 40-50 spaces along Lake View Plaza Blvd.

Mr. Coulter asked if the applicant was present. Mr. Chris Blue, the architect for the project, 28045 Clemens Rd., Suite D, Westlake, Ohio 44145; and Mr. Greg Carlin, 21109 Avalon Dr., Rocky River, Ohio 44116. Mr. Blue said he wanted to clarify the parking numbers. He said there were three spaces in the corner, not four. Mr. Blue said the total parking after the striping would be 173 spaces plus whatever street parking would be available. Mr. Blue said he appreciated all the help from Mr. Brown and his office staff. Mr. Brown explained the Fire Department looked at the internal layout and review to make sure emergency vehicles could get around. Mr. Coulter asked what the restaurant would be like, and if they would be serving typical bar type food or something different. Mr. Carlin said there would be a full-service restaurant and bar. Mr. Myers strongly suggested getting a parking agreement for possible overflow parking. Mr. Reis agreed and said parking needed to be seriously looked at and said there would probably be a lot of cars parked along Lake View Plaza Blvd. in the evening, and strongly suggested the addition of sidewalks.

Mr. Gary Moore, 535 Lakeview Plaza Blvd., Worthington, Ohio, said he was representing Super Games. He said when he initially moved into the building there were a lot of parking issues. At the time, Ohio Sports Plus Basketball facility was a tenant and they had several tournaments. He said they had to have cars towed because they could not get their trucks to the warehouse, but he would like to see this business come in because they bring in activity for kids and the more activity the better. Mr. Moore said on the north end of the building, a few years ago, their business tripled in sales, so they now cover the whole Midwest, from Cleveland to Atlanta. He said 95% of their business is offsite, but they still have birthday party activities which mostly occur on Friday, Saturday and Sundays. They allow parents to bring food into the building for the parties, so parking is very important to them. Mr. Moore said when they renegotiated their lease a few years ago the landlord agreed to cut out the grass median on the north end of the building so they could load their trucks in and out at that location and they had to pay more money to do that. Also, in their lease was a required amount of parking in order to get their Conditional Use Permit (86 spaces). He said they are working hard to co-exist with the tenant but believed it will take some time to do that. Mr. Coulter explained if parking is allowed on both sides, and there is a parking agreement in place, the Board would likely approve the recommendation to City Council. Mr. Moore was uncertain about parking in front of the business to the north, but most of his patrons would be parking along Lakeview Plaza Blvd. Mr. Moore said he was currently involved with

negotiations and could not discuss business details, but he would have more information available in about ten days.

Mr. Blue said as the applicant for Cbus they would like to table both applications. Mr. Reis moved to table the application for the Amendment to Development Plan, seconded by Mr. Hofmann. All Board members voted, "Aye," and the application was tabled. Mrs. Holcombe moved to table the application for the Conditional Use, seconded by Mr. Reis. All Board members voted, "Aye," and the application was tabled.

D. Other

Mr. Brown explained the Appeal for the modular project went before City Council three weeks ago to see if a hearing would be scheduled, but City Council tabled the discussion until the next meeting on Monday night. Since that time the Appellant withdrew her Appeal. Additional street trees will be planted, but the decision to remove the 80-year-old chain link fence would come back to the Board for a decision. The School Board decided to remove the fence without replacing it, but the Board will need to approve removing the fence.

E. Adjournment

Mr. Hofmann moved to adjourn the meeting, seconded by Mr. Reis. All Board members voted, "Aye," and the meeting adjourned at 8:24 p.m.