MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: July 17, 2015

SUBJECT: Staff Memo for the Meeting of July 23, 2015

B. Architectural Review Board

1. Unfinished

a. Sign – **691 High St.** (Brufco, LLC) **AR 47-15**

<u>Findings of Fact & Conclusions</u>

Background & Request:
This space is 267 square feet in area, and in the middle of the early twentieth century commercial building at the southwest Village Green. The space was home to Care Uniforms for many years. Highline Coffee Co. was approved for a Conditional Use Permit to operate in the space, and is now requesting approval of a wall signage.

Project Details:

1. The proposed sign for Highline Coffee Co. would be 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 as the Pure Cottage and La Jeune Mariee signs.
2. The proposed sign would have a white background with black lettering, 9.85" and 6.14" in height, and a brown coffee stain around the "H".

Land Use Plans:
<u>Worthington Design Guidelines and Architectural District Ordinance</u>
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 is recommending *approval* of this application. The proposed sign meets the guidelines for size and compatibility.

Motion:
THAT THE REQUEST BY BRUFCO, LLC FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 691 HIGH ST., AS PER CASE NO. AR 47-15, DRAWINGS NO. AR 47-15, DATED JUNE 12, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Site Lighting and Storefront Replacement – **7227 N. High St.** (M+A Architects) **AR 56-15**

Findings of Fact & Conclusions

Background & Request:
The Shops at Worthington Place were originally approved for renovation in 2011, and have since been back to the ARB for approval of many changes. Replacement of the parking lot lights was originally discussed in 2011, and is now being proposed. Also, the storefronts on the south and west sides of the building are proposed to match the others that have been installed elsewhere around the building.

Project Details:
1. Replacement of the parking lot light poles and fixtures is proposed. The new poles would be in the same location as the existing, and would be round instead of square. The proposed color of the poles and fixtures is black. Exposed concrete bases would be from 6" to 30" in height
2. LED Viper fixtures are proposed, which would drastically improve the energy efficiency for the site. The light color temperature is proposed to be 5000K. The proposed fixtures are low profile and rectangular in shape.
3. Pole height would be reduced from 36' to 30' in the south and east lots, and from 36' to 25' in the west and north lots.
4. The new storefronts would be the same dark bronze and white materials as installed at other entrances.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
The Board should review the exterior detail and relationship of the changes to existing site and building.

Recommendations:
Staff is recommending *approval* of this application with confirmation that any exposed light pole bases would be black. Replacement of the storefronts is appropriate.

Motion:
THAT THE REQUEST BY M+A ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE SITE LIGHTING AND STOREFRONTS AT 7227 N. HIGH ST., AS PER CASE NO. AR 56-15, DRAWINGS NO. AR 56-15, DATED JUNE 22, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. New Entrance, Windows, Awning Removal, Changes to Rear of Site – **661 High St.** (Jonathan Barnes Architecture and Design) **AR 57-15**

Findings of Fact & Conclusions

Background & Request:
At the last meeting, this application was tabled with the ARB wanting the following items addressed:

- The shutters on the front of the building should be painted (black/charcoal gray?)
- A rendering of the stair through the front window would be helpful.
- The portion of the rear wall currently green should either all be painted gray, or the part by the Old Bag of Nails could be painted a different color but should be painted.
- The Old Bag of Nails stairs should be replaced with stairs matching the Snap stairs.
- At the freestanding building to the rear:
    - The chain link fence to the north should be removed
    - The fencing enclosing the dumpsters should be replaced with a new enclosure (the City's enclosure just north of there was pointed to as an example of an acceptable style)
    - The mulch should be removed
    - The building should be painted to hide the faded area of a previous sign.

The applicant will submit information and drawings regarding these items next week, which will be passed on to Board members.

This building was originally constructed in 1875 and remodeled in the late 1900's. The building currently houses Sassafras Bakery and the Old Bag of Nails, and the former Worthington Hardware space is being divided, with 2 of the suites spoken for by Grid Furnishings and Igloo Letterpress. An application for a Conditional Use Permit for Snap Fitness to operate a recreational facility in 1510 square feet of the first floor and in the 1945 square foot second floor space was approved by the MPC on June 11, 2015. A separate 1000 square foot space for retail was part of the proposal. This application is a request for approval of the exterior changes to the building.

Project Details:

1. As requested by the City, the applicant is proposing retention of the existing exterior door and creation of a small vestibule to allow access to the separate suites inside the space.
2. Removal of the muntins in the storefront windows has already been done, but still needs approval. Removal of the awning is proposed. The awning is in poor condition, and the hardware does not appear to be historic.
3. Replacement is proposed for the second floor windows, some of which were boarded over/filled in years ago. Vinyl clad wood double-hung windows to match the existing 1 over 1 style by Weather Shield are proposed. Catalogue information has been submitted. The second story windows in the front of the building would only be replaced if repair is not possible.
4. A new entrance is proposed for the rear of the space. The opening would be through the rear block wall and would have steel stairs to allow access to the sidewalk. The door would be full glass with a black aluminum frame and a sidelight. Open tread steel stairs are proposed that would be gray and have a gray hand rail. Gray paint is proposed for the lower portion of the block wall, which is currently green.
5. No changes to the signage have been identified.
6. On the interior, a new stairway to the second floor is proposed at the northeast corner of the building; and many of the existing materials would be retained.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial building in Worthington.

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 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 building. 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.

The Guidelines recommend trying to retain and reuse any surviving historic awnings or hardware. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application if the Board if satisfied that issues have been addressed.

Motion:
THAT THE REQUEST BY JONATHAN BARNES ARCHITECTURE AND DESIGN FOR A CERTIFICATE OF APPROPROPRIATENESS TO MAKE MODIFICATIONS AT 661 HIGH ST., AS PER CASE NO. AR 57-15, DRAWINGS NO. AR 57-15, DATED JUNE 25, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. New

a. Front Porch – **139 W. South St.** (Kathleen McElwee) **AR 52-15**

Findings of Fact & Conclusions

Background & Request:
Built in 1941, this house is two-stories in a style influenced by Colonial architecture. The main gable runs east-west, and there are two gable dormers in the front (north side) and a shed dormer in the back. A concrete stoop with side rails leads to the front door, which has a simple decorative surround. The owner would like to modify the front porch.

Project Details:
1. A wood gable roof with an arched ceiling is proposed above the front door, supported by round fiberglass columns at the front of the new porch slab. A light fixture is proposed to hang inside the gable. The roof structure, trim and columns would be white; the roof shingles would be black; and the slab would be faced with brick.
2. A new front door with raised panels and small lights across the top is proposed.
3. Pediments are proposed above the two double-hung windows on the front of the house. The pediments would be constructed of a composite material and be white.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Compatibility of design and materials, and exterior details and relationships are standards of review in the Architectural District ordinance.

Recommendation:
Staff is recommending *approval* of this application. The proposed changes are appropriate for the house.

Motion:
THAT THE REQUEST BY KATHLEEN MCELWEE FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A NEW PORCH AND PEDIMENTS TO THE FRONT OF THE HOUSE AT 139 W. SOUTH ST., AS PER CASE NO. AR 52-15, DRAWINGS NO. AR 52-15, DATED JUNE 26, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Patio Speakers and Color Change – **2151 W. Dublin-Granville Rd.** (Blarney Stone Tavern) **AR 58-15**

Findings of fact & Conclusions

Background & Request:
This space has been used as a bar/restaurant for many years, with the current business owner there for about the last two years. A complaint was received regarding the noise level, and upon investigation staff learned there were speakers placed on the front patio that were never approved. Also, the owner would like to paint the sign band.

Project Details:
1. Two speakers were placed near the ceiling of the patio space. The speakers are black.
2. The owner would like to paint the top and bottom sections of the sign band green for the Blarney Stone's section of the building. The shade of green would match the green used in the Rotolo's sign.

Land Use Plans:
Worthington Architectural District Ordinance
Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

Staff Analysis:
The speakers are not very noticeable visibly, but staff is concerned with noise being produced that is loud enough to disturb residents on the north side of W. Dublin-Granville Rd.

The green strips would change the look of the center, which the ARB has intentionally tried to keep somewhat uniform over the years.

Motion:
THAT THE REQUEST BY THE BLARNEY STONE TAVERN FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW SPEAKERS TO REMAIN AND CHANGE THE COLOR OF THE SIGN BAND AT 2151 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 58-15, DRAWINGS NO. AR 58-15, DATED JULY 9, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Addition Revisions – **802 Evening St.** (James Ross/Reik) **AR 59-15** (Amendment to AR 15-15)

Findings of Fact & Conclusions

Background & Request:
A second story was approved for this house at the March 26, 2015 meeting of the ARB. This application shows amendments to the previous approval.

This single-story house sits on a property that is 50' wide and 150' deep, located across from the Evening Street Elementary School playground. The existing Colonial Revival Influence house was constructed in 1950 and is approximately 1300 square feet in area. The house is a contributing property in the Worthington Historic District. The homeowners are requesting approval to add a second story to the house, taking the area to approximately 2600 square feet.

Project Details:

1. *The existing house is of simple form, with a main gable running north and south, and smaller matching gables extending east and west from the northern portion of the house. The plan is to extend the walls straight up from the existing. It is not clear if the existing house is at least 6' from the north property line. If that wall is closer than 6', a variance would be required to add a second story.* The addition is now proposed to extend over the first floor by 1'6" in the front and rear.
2. *The same basic roof form would carry to the second floor, except the front gable would have a higher roof pitch than the rear gable and the eaves would be lower.*
3. *Retention of the vinyl lap siding and most of the existing windows on the first floor is proposed. The second floor would have vertically oriented 8" wide vinyl siding and new vinyl windows to match the first floor windows in size and shape.*
4. The modifications are as follows:
    - Moved the existing front picture window to the rear, and replaced it with 3 double-hung windows.
    - The picture window existing on the rear was previously shown as moving to the second floor (north side). Now, double-hung windows are shown for the second floor, and placement of the picture window from the front is shown on the first floor.
    - A small roof is proposed over the rear door.
    - The windows on the south side are shown as approved, but a piece of trim and vent would be removed from the gable.
    - On the north elevation, removal of two existing first floor windows, and elimination of two proposed windows on the second floor and the gable vent are proposed.

Land Use Plans:

<u>Worthington Design Guidelines and Architectural District Ordinance</u>

Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.

Recommendations:

The front picture window should not be moved to the rear. Staff is recommending <u>*approval*</u> of the other proposed changes.

Motion:
THAT THE REQUEST BY JAMES ROSS ON BEHALF OF JOHN & JENNA REIK TO AMEND CERTIFICATE OF APPROPRIATENESS AR 15-15 TO CONSTRUCT A SECOND STORY ADDITION AT 802 EVENING ST. AS PER CASE NO. AR 59-15, DRAWINGS NO. AR 59-15, DATED JULY 10, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Light Fixtures – **752 High St.** (City of Worthington) **AR 60-15**

Findings of Fact & Conclusions

Background & Request:
The Kilbourne Building was built in 1927, with additions constructed in 1932 and 1956. The building was originally the library, and more recently used as the Worthington City Schools administrative offices. The City of Worthington took possession of the building in 2006. In an ongoing effort to preserve the building, and provide leasable space to prospective commercial tenants, the Community Improvement Corporation had various alterations approved and is constructing those improvements.

This application is for approval to add emergency light fixtures at the main entrance.

Project Details:
1. Two emergency lights are proposed to be mounted above the main front entrance to the building. The lights would only turn on with a power outage.
2. The proposed fixtures are approximately 8 ½" in diameter and white, and would be recessed into the ceiling, which is also white.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Avoid excessive brightness. Design and materials should be compatible with the existing structure.

Recommendation:
Staff is recommending *approval* of this application, as the proposed fixtures are for emergency purposes and would not be readily seen.

Motion:
THAT THE REQUEST BY THE WORTHINGTON COMMUNITY IMPROVEMENT CORPORATION FOR A CERTIFICATE OF APPROPRIATENESS TO ADD EMERGENCY LIGHT FIXTURES AT 752 HIGH ST. AS PER CASE NO. AR 60-15, DRAWINGS NO. AR 60-15, DATED JULY 10, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Addition – **40 W. North St.** (Candy Brooks) **AR 61-15**

Findings of Fact & Conclusions

Background & Request:
This existing Cape Cod was built in 1951, and is approximately 1150 square feet in area. The owner would like to construct an addition to the rear of the house, and replace the freestanding garage.

Project Details:

1. The proposed addition would be 650 square feet in area and be to the rear of the existing house. An existing rear screened porch would be demolished. A cross gable is proposed with the peak below the main east-west gable of the house, and extending approximately 8' to the rear. A second lower gable would then extend an additional 21'8" to the north. The gables would match the pitch of the existing house gable. The additional space would accommodate a master suite, larger kitchen, laundry area, and a 19'2" x 15' family area. Also, an additional side/rear entry area with a roof would be created.
2. The owner is proposing to reside the entire house with a cementitious siding that would be about 4" narrower than the existing 12" wood shakes. The color has not been specified.
3. New roofing is proposed for the addition to match the existing asphalt shingles, which are a 3-tab style in light gray.
4. The front windows, the window in front of the chimney on the east side, and the upstairs windows are proposed to remain. The kitchen windows are proposed to be Pella 450 Series casement windows, with simulated divided light. The other windows would be Plygem vinyl double-hung windows with muntins between the glass panes. Catalogue cuts of the windows are included in the packet. Placement of the windows and a sliding glass door to the rear would be tailored to the new floor plan. Two small coach lamps are shown adjacent to the rear door, but details of the fixtures have not been provided.
5. Demolition of the detached freestanding single-car garage is proposed. A new 22' x 22' two-car garage is proposed further back on the property. The design would be to complement the house with a matching gable roof, and matching siding and roofing. Shakes and a vent are proposed for the front facing gable. Windows should be considered for the east and north sides. A man door is shown on the west side, and carriage style garage doors would be used. A catalogue cut is needed.

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. 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 enlarging or downsizing window

openings to accommodate stock sizes of replacements. Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character. Design and materials should be traditional, and compatible with the existing structure.

Recommendation:
Staff is recommending *approval* of this application. The addition is appropriately sized and to the rear; the materials are complementary; and the proposed garage is appropriate.

Motion:
THAT THE REQUEST BY CANDY BROOKS FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE RENOVATIONS AND CONSTRUCT AN ADDITION AT 40 W. NORTH ST. AS PER CASE NO. AR 61-15, DRAWINGS NO. AR 61-15, DATED JULY 14, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Subdivision Without Plat

a. Property Transfer - **6121 Olentangy River Rd.** (Beth Tikvah) **SWOP 01-15**

Findings of Fact & Conclusions

Background & Request:
Congregation Beth Tikvah was approved to operate a "Co-located Child Day Care Center, Nursery School and Preschool" at its site in May of 2015. As part of the discussion of the project, it was made know that the congregation had entered into an agreement to sell a piece its property to the residential property owner to the rear. This request would help facilitate that transfer.

Project Details:
1. This is a request to split off 1.148 acres of the 4.006 acre Beth Tikvah property; and transfer the land to Bill Cooper who is adjacent to the rear, to combine with his 3.275 acre property. The resultant parcels would be 2.858 acres for Beth Tikvah and 4.423 acres for Bill Cooper. Creation of a new separate lot would not be allowed with this request.
2. When the property conveyed is more than 50% of the minimum lot area for the district (R-10 minimum lot area for dwellings is 10,400 square feet; other than dwellings is 2 acres) the transfer must be done by subdivision, with or without plat.
3. Uses other than dwellings in the R-10 Zoning District are required to have 200' of frontage. Beth Tikvah has been operating a synagogue on this R-10 property since 1981. The property is 165' wide along Olentangy River Rd. and roughly 1057' deep. In addition to the Olentangy River Rd. right-of-way, the parcel is adjacent to the 50' Colebrook Dr. right-of-way toward the rear of the property. By combining the two rights-

of-way, one could argue the parcel is adjacent to 215' of frontage. Even though Beth Tikvah was limited to roughly the east 3 acres of property for its use, not including the use of Colebrook Dr., the parcel was still contiguous to that extra 50' of right-of way.

4. When considering a property transfer, the resultant parcels must meet the Code dimensional requirements. By transferring the rear roughly 303' of property to the adjacent neighbor, Beth Tikvah would lose the ability to claim the additional 50' of frontage. A variance would be required for the remaining parcel with only 165' of frontage on a right-of-way to operate this use on the site. The applicant has applied to the Board of Zoning Appeals for a lot width variance, and this SWOP approval must be contingent on that variance being approved.
5. The portion of the property shown to the centerline of Olentangy River Rd. should be dedicated as right-of-way. Staff is working with the applicant to accomplish that dedication.

Land Use Plans:

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. The sale or exchange of parcels between adjoining Lot owners, where such sale or exchange does not create additional building sites and, where the parcel conveyed is less than fifty percent of the minimum Lot area for the Zoning district in which it is located, shall be exempted.

A proposed Subdivision of a parcel of land along an existing Public Street in any R-16 or R-10 Zoning District, not involving the opening, widening or extension of any street, road or access point and involving a tract of land from which no more than five Lots can be created after the original tract has been completely subdivided may be submitted to the Municipal Planning Commission for approval without Plat. If the commission is satisfied that such proposed Subdivision complies with applicable Zoning requirements, it may direct the Director of Planning and Building to stamp conveyances for Lots within the Subdivision "Approved by Municipal Planning Commission, No Plat Required." The Commission may also establish reasonable necessary procedures and requirements to be met by the owner desiring to subdivide property pursuant to this section.

Recommendation:

Staff is recommending *approval* of this application contingent on the lot width variance being granted by the Board of Zoning Appeals. This property was approved to have a semi-public use by City Council years ago and this transfer would not change that approval.

Motion:

THAT THE REQUEST BY CONGREGATION BETH TIKVAH FOR APPROVAL OF SUBDIVISION WITHOUT PLAT TO TRANSFER PROPERTY AT 6121 OLENTANGY RIVER ROAD, AS PER CASE NO. SWOP 01-15, DRAWINGS NO. SWOP 01-15, DATED JULY 10, 2015, BE APPROVED CONTINGENT ON THE BOARD OF ZONING APPEALS GRANTING A VARIANCE FOR THE LOT WIDTH AT 6121 OLENTANGY RIVER ROAD, AND BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Conditional Use

a. Ancillary Retail in I-1 Zoning District – **530 Lakeview Plaza Blvd., Suite F** (Commercial Painting Inc.) **CU 18-15**

Findings of Fact & Conclusions

Background & Request:
This multi-tenanted building was constructed in 1986, and is located on the northwestern end of Lakeview Plaza Blvd. The applicant is a commercial painter and is currently located in Suite F, which is toward the northern end of the building. This request would allow a small retail component for a new aspect of the business which would involve applying special coatings to firearms. Sales of those firearms, and competition firearms and parts, would make up the retail component in 210 square feet of space at the front of the suite.

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 – Retail traffic is expected to be 1-6 persons per day, otherwise sales would be over the internet. Parking is available adjacent to the suite.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – The effect would be minimal.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – A paint booth that meets Code requirements, and is permitted and inspected by the City, would be needed for the operation. Such a booth would provide for containment of any harmful substances. A Federal Firearms License would be needed for handling firearms.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – With proper installation of a paint booth, odors and hazardous substances should not impact these employees or neighboring businesses and visitors.
7. Hours of use – Hours would mainly be weekdays from 8:00 am to 4:00 pm, and by appointment.
8. Shielding or screening considerations for neighbors – No change to the building or site is proposed except for signage typical of other businesses in the building.
9. Appearance and compatibility with the general neighborhood – No change to building or site.

Land Use Plans:
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.

Recommendation:
Staff is recommending *approval* of this application. Safety or health considerations or environmental hazards would be mitigated with a properly installed paint booth, and proper handling of the firearms.

Motion:
THAT THE REQUEST BY COMMERCIAL PAINTING INCORPORATED FOR A CONDITIONAL USE PERMIT TO ALLOW ANCILARY RETAIL IN THE I-1 ZONING DISTRICT AT 530 LAKEVIEW PLAZA BLVD., SUITE F, AS PER CASE NO. CU 18-15, DRAWINGS NO. CU 18-15, DATED JULY 10, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Storage of Equipment & Materials in I-2 – **481 Schrock Rd.** (Asplundh Construction Corp.) **CU 21-15**

Findings of Fact & Conclusions

Background & Request:
Since the late 1960's this site has been comprised of a 7000 building on about 7.5 acres of land. The Electric Connection is the current tenant of the building, using part of the site to park its service vehicles. The rest of the site has typically served as parking for semi-trailers and storage.

This request is by a prospective new tenant, Asplundh Construction Corp., for approval to store equipment and materials on the site. The applicant would like to enclose a portion of the property with a fence for secure storage of vehicles; material such as light poles, traffic poles, conduit, lighting fixtures; equipment such as trenchers and backhoes; and parts. The 6' chain link fence is proposed as black or silver with barbed wire. A black or green privacy screening fabric is proposed along the railroad right-of-way.

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 – There is parking for the employees at the front of the site. The storage area should not impact the availability of parking. Trips into and out of the site would typically be in the morning and evening.
2. Effect on public facilities – No effect has been identified.
3. Effect on sewerage and drainage facilities – No change has been identified.
4. Utilities required – No new utilities would be required.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – Hours would mainly be weekdays from 5:30 am to 5:30 pm.
8. Shielding or screening considerations for neighbors – Existing fencing may be reused along the railroad right-of-way, but whether existing or new, a fabric mesh screen in proposed along that stretch of the fencing. There is some vegetation along the west

property line that is in need of maintenance. Additional vegetation along the west property line near Schrock Rd. would improve the look of the site.

9. Appearance and compatibility with the general neighborhood – Improvements to this building and site would be welcomed, helping the overall appearance of the industrial district.

Land Use Plans:

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.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendations:

Staff is recommending *approval* of this application, with the following recommendations:

- Chain link fencing, including any barbed wire be black;
- Additional landscaping be added at the northwest corner of the site; and
- Other improvements to the building and Schrock Rd. portion of the site be considered for the future. The more attractive the street frontage is on the site, the less the impact of the storage would be.

Motion:

THAT THE REQUEST BY ASPLUNDH CONSTRUCTION CORPORATION FOR A CONDITIONAL USE PERMIT TO ALLOW STORAGE OF MATERIALS AND EQUIPMENT IN THE I-2 ZONING DISTRICT AT 481 SCHROCK RD., AS PER CASE NO. CU 21-15, DRAWINGS NO. CU 21-15, DATED JULY 10, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.