July 6, 2012

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

From: Lynda Bitar, Development Coordinator

Subject: Staff Memo for the Meeting of July 12, 2012

B. Architectural Review Board

1. New

a. Door Replacement – **1 Kenyon Brook Dr.** (Roger Simmons) **AR 60-12**

Findings of fact:

1. The homeowners would like to replace the front and side doors of this home for security and energy efficiency purposes.

2. The proposed doors are different in style, but will be painted to match the existing.

3. Visibility of the doors is limited.

Conclusions:

1. Although the style of the doors may not be completely in character with the house, the proposed should not harm the look of the property or the District.

2. The new doors should be more secure and energy efficient.

Approval of the following motion is recommended:

THAT THE REQUEST BY ROGER SIMMONS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE TWO DOORS AT 1 KENYON BROOK DR. AS PER CASE NO. AR 60-12, DRAWINGS NO. AR 60-12, DATED JUNE 29, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Storefront & Signage – **7227 N. High St., Space 087** (M&A Architects, Inc./Swan Cleaners) **AR 53-12**

Findings of fact:

1. This application is a request for approval of a drop box and signage for Swan Cleaners.

2. A drop box painted dark bronze to match the storefront system is proposed for the left side of the door, flush with the storefront.

3. An externally illuminated 3' x 3' projection sign is proposed in the area to the right of the sign band. The proposed sign will be mounted on 1" square aluminum tube support brackets, and have a white background with a black and white oval logo. The logo has a swan in the shape of an "S". Small lights will be mounted for illumination.

4. White block style internally illuminated channel letters are proposed above the entry door.

Conclusions:

1. The drop box should be appropriate for the storefront.

2. The projection sign is appropriate.

3. For internally illuminated signs, the lettering should be stylized and not just plain block. Use of the same letter styles as on the projection sign may be appropriate.

The following motion should be utilized:

THAT THE REQUEST BY M&A ARCHTIECTS, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGNAGE AND A DROP BOX AT 7227 N. HIGH ST., SPACE 087 AS PER CASE NO. AR 53-12, DRAWINGS NO. AR 53-12, DATED JUNE 22, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Signage – **7227 N. High St., Space 116** (Danite Sign Co./First Watch) **AR 59-12**

Findings of fact:

1. New signage is proposed for First Watch that is modified from the earlier approved renderings.

2. A 114" wide by 72" high (57 sf) wall sign is proposed in place of the existing on the brick “tower” part of the building. The existing sign is approximately 23 sf in area. The proposed sign is internally illuminated channel letters and logo. The letters are white and the logo is yellow and green. Both sections are proposed with exposed raceways painted to match the building. Non-illuminated black letters saying “The Daytime Café” are proposed below.

3. Two non-illuminated pvc painted oval signs are proposed to be suspended from the existing arbor. These signs are 4’ wide and 1’2” high and will say “FirstWatch” and include the logo. Exact location has not been identified and material samples would be helpful.

4. The Design Guidelines for the Shops at Worthington Place say that raceways should not be exposed.

Conclusions:

1. The wall sign may appear larger than is appropriate for this location, and in comparison to other wall signs on the site. The raceways should be installed behind the wall.

2. The oval signs may be appropriate, but the final look should be clear before approval.

The following motion should be utilized:

THAT THE REQUEST BY DANITE SIGN CO. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGNAGE AT 7227 N. HIGH ST. AS PER CASE NO. AR 59-12, DRAWINGS NO. AR 59-12, DATED JUNE 29, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Roof – **551 Evening St.** (Able Roofing LLC/Caudill) **AR 54-12**

Findings of fact:

1. The applicant is planning to replace the existing roof, including underlayment, ice and water shields, and flashings, and place new gutters.

2. The shingle color will change from Weathered Wood to Princeton Slate. The gutters will be almond to match the existing siding.

Conclusion:

1. The proposed change is appropriate.

Approval of the following motion is recommended:

THAT THE REQUEST BY ABLE ROOFING LLC FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF AT 551 EVENING ST. AS PER CASE NO. AR 54-12, DRAWINGS NO. AR 54-12, DATED JUNE 28, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Demolition – **2287 W. Dublin-Granville Rd.** (Segna Investment, Inc.) **AR 55-12**

Findings of fact:

1. The structure proposed to be demolished was constructed in 1830 as a house, but has been used as a commercial property for a long time. It is part of a site owned by Segna Investment, Inc. which was most recently used as a car dealership. Also on the larger site, much of which is in Perry Township, two former gas stations are also proposed for demolition.

2. Significant alterations have been made to the structure over the years. Historical references to the property have not been found.

3. The Division of Building Inspection has indicated conformance to either the commercial or residential building codes would be difficult.

Conclusion:

1. There does not appear to be value in saving this structure on this site.

Approval of the following motion is recommended:

THAT THE REQUEST BY SEGNA INVESTMENT, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE BUILDING AT 2287 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 55-12, DRAWINGS NO. AR 55-12, DATED JUNE 28, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

f. Addition – **50 W. Stafford Ave.** (James Ross/Harris) **AR 56-12**

Findings of fact:

1. A 9' x 10' addition is proposed for the east side of the structure, placed behind the front part of the house.

2. The proposed addition is designed to match the house in style and materials. The entire house will be painted in the near future

Conclusion:

1. The proposed addition is appropriate for the house.

Approval of the following motion is recommended:

THAT THE REQUEST BY JAMES ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO CONTRUCT AN ADDITION AT 50 W. STAFFORD AVE. AS PER CASE NO. AR 56-12, DRAWINGS NO. AR 56-12, DATED JUNE 28Q, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

g. Door Removal – **250 E. Granville Rd.** (Timothy & Caren Troester) **AR 57-12**

Findings of fact:

1. Removal of an existing door on the east side of the front porch is proposed.

2. The wall will be finished with the same siding as the rest of the porch area.

Conclusion:

1. The proposed change is appropriate.

Approval of the following motion is recommended:

THAT THE REQUEST BY TIMOTHY & CAREN TROESTER FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE A DOOR AT 250 E. GRANVILLE RD. AS PER CASE NO. AR 57-12, DRAWINGS NO. AR 57-12, DATED JUNE 29, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

h. Sign – **2171 W. Dublin-Granville Rd.** (Sign-a-Rama/Delightful Cakes) **AR 58-12**

Findings of fact:

1. A sign face is proposed for a new business called "Delightful Cakes".

2. The background of the proposed sign is burgundy, and white letters are proposed. Although the text style is similar to those previously approved for the center, it is slightly

different. Also, the original lettering for the center was proposed to be off-white, but white has been approved and installed for other businesses.

Conclusion:

1. The proposed sign face should fit in with other signs in the center.

Approval of the following motion is recommended:

THAT THE REQUEST BY ROGER SIMMONS FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE TWO DOORS AT 1 KENYON BROOK DR. AS PER CASE NO. AR 60-12, DRAWINGS NO. AR 60-12, DATED JUNE 29, 2012, 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

a. Preliminary Plat – **6520, 6530, 6540 Huntley Rd.** (Taylor Property Development, Ltd. & RT Industrial Group, LTD.) **SUB 02-12**

Findings of fact:

1. The applicants are proposing division of an existing parcel with three buildings in the I-2 Zoning District into three separate parcels. Following are dimensional requirements and existing and proposed lot characteristics:

	I-2 Requirements	Existing Parcel	Proposed Lot #1	Proposed Lot#2	Proposed Lot#3
Lot Width	200' min.	286.80'	107.76	97.44	81.60'
Lot Area	2 acres	2 acres	0.752 acre	0.680 acre	0.568 acre
Minimum Width Each Side Yard	20'	20.2' & 24.2'	20.2' & 15.4'	15.4' & 9.7'	9.5' & 24.2'
Maximum % of Lot Coverage	40%	31%	26%	29%	39%

With the division, the individual lot widths, areas, and some side yard setback minimums would no longer meet Code requirements.

2. Access will continue to be provided through two drive entrances – on the south side of the southernmost building; and between the northern two buildings. Shared access agreements will be necessary for the continued use of the two entrances, as well as for the parking area to the rear of the site. The Fire Department will need the ability to cross the rear of the property as well, so restrictions on barriers between new parcels would be needed. Neither drive meets the Code requirement for width, so the applicants are requesting variances.

3. The applicants indicate the Code requirements for parking will be met for all three parcels. A plan with parking layout and landscaping, and paving and striping of the rear gravel lot may be necessary.

4. The front and rear setbacks, building heights, and uses on the site will not change, with the exception of the potential buyer of the middle building being a manufacturer. The manufacturing use is a permitted use in the District.

5. Competition and retention of businesses/income tax generation are mentioned in the supporting statement, with citations from the Worthington Economic Development Plan and the Comprehensive Plan Update and 2005 Strategic Plan for Worthington.

Conclusions:

1. The result of this subdivision is the creation of three lots that are substandard per the Code in size, area and required side yards. In order for the site to function as it does, deed restrictions, easements and agreements would be needed for access and parking.

2. The referenced plans discuss accommodating small to medium suppliers and manufacturers in this market. It is not clear why a property must be separated and purchased to provide a good option for location.

3. An integrated site with a single owner leasing out space may function in a more unified manner than with multiple owners.

The following motion should be utilized:

THAT THE REQUEST BY TAYLOR PROPERTY DEVELOPMENT, LTD. & RT INDUSTRIAL GROUP, LTD. FOR APPROVAL OF A PRELIMINARY PLAT TO SUBDIVIDE THE PROPERTY AT 6520, 6530 & 6540 HUNTLEY RD. AS PER CASE NO. SUB 02-12, DRAWINGS NO. SUB 02-12, DATED JUNE 27, 2012, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.